

## **Appendix F: Phase I Environmental Site Assessment**

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**MODIFIED PHASE I ENVIRONMENTAL SITE ASSESSMENT**

Oak Flat Radio Tower Project  
9193 Black Star Canyon Road  
Silverado, California  
Orange County

**Prepared for:**

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**Prepared by:**

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Contact: Al Martinez, Section Manager



May 6, 2011

Revised June 14, 2011



May 6, 2011.  
Revised June 14, 2011

Cris Alexander  
Kiertron, Inc.  
2821 South Parker Road, Suite 1205  
Aurora, Colorado 80014

**Re: Modified Phase I Environmental Site Assessment  
Site PA100028 (Oak Flat)  
9193 Black Star Canyon Road  
Silverado, California  
Orange County**

Dear Mr. Alexander:

Michael Brandman Associates (MBA) has completed a modified Phase I Environmental Site Assessment (ESA) for the above referenced site in substantial compliance with the scope and limitations of the American Society of Testing Materials (ASTM), Standard Practices for ESAs: The Phase I ESA Process, Designation E1527-05.

## **EXECUTIVE SUMMARY**

We have performed a modified Phase I Environmental Site Assessment of the proposed radio tower facility located at 9193 Black Star Canyon Road in Silverado, Orange County, California in conformance with the scope and limitations of ASTM Standard E-1527-05.

For the purposes of this report, the areas of and immediately adjacent to the proposed development of the AM radio facility will be identified as the Property. The Property, owned by Kiertron, Inc., licensee of radio station KBRT, consists of an unmarked, rectangular area consisting of portions of 3 parcels. According to the Orange County Assessor's Map Book 85, dated 1971, page 62, the Property consists of portions of block 621, parcel 2, 6, and 9. The Property is located at the intersection of Skyline Drive, Black Star Canyon Road, and Leonard Road, and is accessible via Skyline Drive, an unpaved (county maintained) road that enters the Property on the northeastern portion. The Skyline Drive access road is locked (a deposit may be made for a key with the county for access) at the entrance located in the southwestern foothills/portion of the City of Corona. The northwestern portion of the Property consists of a western portion of ridge top occupied by a dilapidated structure/abandoned ham radio facility, a vent pipe, utility equipment and conduits, chain-link and barbed wire fencing, an aboveground storage tank, a pole mounted transformer with bullet holes, vegetated areas and slopes, dumped trash, unpaved areas and access roads, and an access gate. The northeastern portion of the Property consists of an eastern portion of ridge top occupied by vegetated areas and slopes (mostly moderately to steep sloping), grass-covered areas and slopes, fencing, gates, unpaved areas and access roads, scattered debris/trash, and scattered wood telephone poles/antenna structures and concrete supports/pylons. The southeastern portion of the Property consists of hill sides occupied by vegetated areas and slopes (mostly moderately to steep sloping), grass-covered areas and slopes, fencing, gates, unpaved areas and access roads,

scattered debris/trash, and scattered wood telephone poles/antenna structures. The southwestern portion of the Property consists of unpaved areas and roads (with moderate to slight gradient slopes), unpaved areas, vegetated areas, and a small concrete slab.

The proposed development for the AM radio facility is to consist of, but is not limited to, four antenna structures and a relay station building/shelter. The antenna structures are to be located on the southern slope of the northwestern portion of the Property, the southern slope of the northeastern portion of the Property, and two in the lower "flat area" of the southwestern portion of the Property. The proposed relay station building/shelter is to be located in the lower "flat area" of the southwestern portion of the Property.

Based on a site reconnaissance and a review of physiographic, historical and regulatory information, there is evidence of recognized environmental conditions (as defined by ASTM standards) in connection with the Property and the proposed northwestern antenna location. This is based on (1), the presence of surface staining located on the interior slab of the on-site building, (2), the condition of the pole mounted transformer located on the northwestern portion of the Property, (3), the recommendation for testing identified in the previous report performed for the Property, (4) the identification of buried transformers in the previous report, and (5) the identification in the previous report of a former AST, and the lack of documentation on the AST by local and government agencies. In addition, as the on-site building was constructed between 1971 and 1976, and if the structure is to be disturbed, MBA recommends testing the building for lead based paint and asbestos containing materials, prior to any disturbance of the building and proper disposal of the stained concrete slab. **Therefore, further investigation is recommended at this time.**

## 1.0 INTRODUCTION

The purpose of this modified Phase I ESA was to identify recognized environmental conditions associated with the Property and proposed development of a radio relay station. To achieve this objective, the modified Phase I ESA included visual observations of the property and observations of the surrounding properties, a visual survey for suspect asbestos-containing materials/debris piles/lead-based paint, limited historical land use review, review of regulatory database listings, and reviews of readily available geologic and hydrogeologic data. This report represents a summary of these findings. A topographic map, aerial photos, site photographs, and a regulatory database report are included as attachments to this report.

MBA visually observed the Property to identify potential sources or indications of chemical contamination such as underground storage tanks (USTs), aboveground storage tanks (ASTs), polychlorinated biphenyls (PCBs), chemicals and hazardous waste materials, areas with surficial staining or distressed vegetation, and visual evidence of asbestos containing materials (ACMs) and/or lead-based paint.

Lands immediately adjacent to the Property, where accessible, were visually inspected for possible sources of contamination or environmental impairment, which could migrate to the Site via surface water runoff, groundwater transport, and other pathways. MBA conducted a regulatory records review, reviewed historical aerial photographs, building permits, and historical maps, if available, and contacted regulatory agency personnel.

## **2.0 SITE LOCATION and DESCRIPTION**

The Property is located at 9193 Black Star Canyon Road, located at the intersection of Skyline Drive, Black Star Canyon Road, and Leonard Road, in Silverado, Orange County, California. The Property is located in Sections 7, 8, 17, and 18 of Township 4S and Range 7W of the San Bernardino Base and Meridian, as depicted on the United States Geological Survey (USGS) 7.5-Minute Black Star Canyon Topographic Quadrangle (see Figure 1). The Property is accessible via Skyline Drive, an unpaved (county maintained) road that enters the Property on the northeastern portion. The Skyline Drive access road is locked (a deposit may be made for a key with the county for access) at the entrance located in the southwestern foothills/portion of the City of Corona.

The Property is on a mountain range, with mostly hilly and slight to steep sloping terrain. The northern boundary slopes steeply toward the north and northwest. The northwestern portion descends slightly to steeply towards the west, southwest, south, and southeast. The northeastern portion descends slightly to moderately towards the southwest, south, and southeast. The southeastern portion descends steeply too slightly towards the west and northwest. The central and southwestern portions descend moderately to slightly towards the southwest.

The northwestern portion of the Property consists of a western portion of ridge top occupied by a dilapidated structure/abandoned ham radio facility, a vent pipe, utility equipment and conduits, chain-link and barbed wire fencing, an aboveground storage tank, a pole mounted transformer with bullet holes, vegetated areas and slopes, dumped trash, unpaved areas and access roads, and an access gate. The northeastern portion of the Property consists of an eastern portion of ridge top occupied by vegetated areas and slopes (mostly moderately to steep sloping), grass-covered areas and slopes, fencing, gates, unpaved areas and access roads, scattered debris/trash, and scattered wood telephone poles/antenna structures and concrete supports/pylons. The southeastern portion of the Property consists of hill sides occupied by vegetated areas and slopes (mostly moderately to steep sloping), grass-covered areas and slopes, fencing, gates, unpaved areas and access roads, scattered debris/trash, and scattered wood telephone poles/antenna structures. The southwestern portion of the Property consists of unpaved areas and roads (with moderate to slight gradient slopes), unpaved areas, vegetated areas, and a small concrete slab.

The proposed development for the AM radio facility is to consist of, but is not limited to, four antenna structures and a relay station building/shelter. The antenna structures are to be located on the southern slope of the northwestern portion of the Property, the southern slope of the northeastern portion of the Property, and two in the lower "flat area" of the southwestern portion of the Property. The proposed relay station building/shelter is to be located in the lower "flat area" of the southwestern portion of the Property.

## **3.0 PHYSICAL SETTING**

Based on the USGS Black Star Canyon topographic quadrangle, the Property has an average elevation of approximately 2,700 feet above mean sea level (amsl), and slopes downwards to the south, northwest, and southwest. Storm water runoff is expected to flow off the Property toward the southwest. Rain from the adjacent hillsides is expected to flow onto the Property however no storm-drains or drainage culverts were observed during the site reconnaissance.

According to the Geologic Map of California, the Santa Ana Sheet, dated 1966, the Property appears to be underlain by Paleocene Marine Sedimentary Rocks and Upper Cretaceous marine sedimentary rocks. Paleocene Marine Sedimentary Rocks (Ep) – Silverado Formation - consisting primarily of upper part consists of marine sandstone, conglomerate, siltstone, and shale; lower part consists of non-marine to brackish sandstone, conglomerate, red and white mottled clay, minor lignite and basal residual claystone breccias (Santa Ana Mountains). Upper Cretaceous marine sedimentary rocks – Williams Formation - consisting primarily of interbedded sandstone, conglomerate, and minor shale limestone concretions.

According to the California Department of Water Resources, *Water Data Library*, the closest well to the Property is located over 3 miles northwest of the Property at an elevation difference of approximately 2,000 feet amsl. In addition, groundwater information was not available from the California Department of Conservation, the Regional Water Quality Control Board, or other local and government agencies. Based on this information and local topography, groundwater below the Property is estimated to be over 50 feet bgs. Considering the surface topography for the site area, as interpreted from the USGS topographic map, local groundwater would be expected to generally flow towards the southwest. Therefore, in assessing potential external environmental impacts, properties located directly northeast of the site (referred to as up gradient sites) are of primary concern. However, actual groundwater flow direction is often locally influenced by factors such as underground structures, seasonal fluctuations, soil and bedrock geology, production wells, and other factors beyond the scope of this study. The actual groundwater flow direction under the site can be accurately determined only by installing groundwater monitoring wells, which was beyond the scope of this project.

#### **4.0 SITE RECONNAISSANCE and OBSERVATION**

On May 4, 2011, MBA personnel conducted a site reconnaissance of the Property and proposed area of development (see Figures 1 and 2). The site reconnaissance is documented in the site photographs (see Appendix A). The MBA representative was accompanied during the site visit by Property representative Mr. Todd Stickler. In addition, a walk along the perimeter of the Property and a drive around roads in the immediate area were conducted where accessible.

The purpose of the site reconnaissance was to visually and physically observe the site, site structures, and adjoining properties for conditions indicating an existing release, past release, or threatened release of any hazardous substances or petroleum products into structures of the site, or into soil and/or groundwater beneath the site. This would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage/handling.

The northwestern portion of the Property consists of a western portion of ridge top occupied by a dilapidated structure/abandoned ham radio facility, a vent pipe, utility equipment and conduits, chain-link and barbed wire fencing, an aboveground storage tank, a pole mounted transformer with bullet holes, vegetated areas and slopes, dumped trash, unpaved areas and access roads, and an access gate. The northeastern portion of the Property consists of an eastern portion of ridge top occupied by vegetated areas and slopes (mostly moderately to steep sloping), grass-covered areas and slopes, fencing, gates, unpaved areas and access roads, scattered debris/trash, and scattered wood telephone poles/antenna structures and concrete supports/pylons. The southeastern portion of the Property consists of hill sides occupied by vegetated areas and slopes (mostly moderately to steep sloping), grass-covered areas and slopes, fencing, gates, unpaved areas and access roads, scattered debris/trash, and scattered wood telephone poles/antenna structures. The southwestern portion of the Property consists of

unpaved areas and roads (with moderate to slight gradient slopes), unpaved areas, vegetated areas, and a small concrete slab.

#### **Underground Storage Tanks/Aboveground Storage Tanks**

A vent pipe, possibly indicating the presence of a petroleum hydrocarbon underground storage tank (UST) and an aboveground storage tank (AST) were observed on the northwestern portion of the Property during the site visit. The vent pipe was located at the top portion of the southern slope, approximately 35 to 40 feet south-southeast of the on-site building. The AST was located on the southern slope approximately 68 feet south of the building, and 12 feet north of the chain-link fencing. No staining was observed in these areas, however vegetation had overgrown most of these areas around the tank and vent pipe. Reviews of the FirstSearch government database report indicated two USTs associated with the Property and Orange County Environmental Health Department records indicated that one registered USTs associated with the Property address. These USTs are identified and discussed further in sections 6.0 and 7.0 below.

#### **Leaking Underground Storage Tanks (LUSTs)**

No evidence for the presence of leaking underground storage tanks on or immediately upgradient of the Property was observed during the site reconnaissance.

#### **Dry Cleaners**

No dry cleaning activity was observed on or immediately upgradient of the Property during the site reconnaissance.

#### **Landfills**

No evidence of solid waste disposal, other than scattered trash, was observed on or adjacent to the Property during the site reconnaissance.

#### **Polychlorinated Biphenyls (PCBs)**

A pole mounted transformer was observed on the southeastern slope, on the northwestern portion of the Property, at the site reconnaissance. The transformer had been used for target practice and was riddled with holes/dents. Due to the condition and possible age of the transformer, and location (upgradient) to the proposed northwestern antenna structure, a recognized environmental condition exists for the Property and proposed development.

#### **Waste Management and Chemical Handling**

No hazardous materials/substances, evidence of hazardous waste storage or disposal, or petroleum products were observed on the Property during the site visit. However according to information found in the Phase II ESA conducted by GeoSoils, Inc. (GSI) March 3, 1998. The GSI investigation included excavation of the former UST backfill, soil sampling and analysis of the backfill materials. Transformers were exposed during the fieldwork at a depth of approximately 6 feet below ground surface. Associated piping from the UST to the building was also excavated. According to GSI no soil staining was apparent in the backfill material or along the piping. A soil sample collected from beneath the buried transformers indicated that concentrations of total petroleum hydrocarbon (TPH), polynuclear aromatics (PNA), organic lead and PCBs were less than the laboratory detection limits.

#### **Asbestos-Containing Material/Lead-Based Paint (ACMs/LBP)**

As it is not possible to accurately determine the age and exact contents of building materials by visual inspection, a potential exists that asbestos-containing materials (ACMs) and lead based paints (LBPs) are present within any building.

As the on-site building was constructed prior to 1973 before the use of ACMs/LBP in building materials had been regulated, a potential exists for ACMs and lead-based paint to be disturbed during construction/demolition/modification activities of the on-site building.

The presence of ACMs and LBPs can only be confirmed through a program of sampling and testing prior to construction/demolition/modification activities of the building. **MBA recommends that an asbestos and lead-based paint survey be performed for the affected areas of the building prior to construction/demolition/modification activities.** Once the analysis has been completed, the results would verify that asbestos and or lead are / are not present.

#### **Underground Oil or Gas Pipelines**

No evidence of oil or gas pipelines was observed within or adjacent to the Property during the site reconnaissance.

#### **Stained Soil or Asphalt Patches**

No asphalt patches were observed on the Property during the site reconnaissance. Surface staining was observed within the southern portion of the on-site building. According to the provided information, this section of the building was used as a battery and generator storage area. Due to the past identified uses and present staining of this area, and location (upgradient) to the proposed northwestern antenna structure, a recognized environmental condition exists for the Property and proposed development.

#### **Demolition Debris**

No evidence of demolition debris was observed on the Property during the site reconnaissance.

#### **Pits, Ponds, or Lagoons**

No pits, ponds, or lagoons were observed on the property during the site reconnaissance.

#### **Clarifiers or Sumps**

No clarifiers or sumps were observed or noted on the property during the site reconnaissance.

#### **Air Emissions**

No air emissions were observed or noted to be emanating from the Property during the site reconnaissance.

#### **Pesticides/Herbicides**

No pesticides or herbicides were observed being stored or used on the Property at the time of the site reconnaissance.



### **Treated Wood Poles**

Treated wood is wood that has been treated with a preservative to protect it from insects, microorganisms or fungi that can lead to wood decay or deterioration. The most common types of wood preservatives are alkaline copper quaternary (ACQ); copper azole (CA-B); copper boron azole (CBA-A); chromated copper arsenate (CCA); ammoniacal copper zinc arsenate (ACZA); creosote; pentachlorophenol and copper naphthenate. The wood preservatives are registered pursuant to the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) and with the California Department of Pesticide Regulation. Surface applied coatings, such as paint, varnish and oil stain, are not considered wood preservatives. Treated wood products have been traditionally used for railroad ties and utility poles. According to California law, treated wood removed from utility services is not subject to hazardous waste disposal requirements when specified conditions are met.

If the proposed development is scheduled to replace/remove a wood utility pole that may have been treated with a wood preservative, **MBA recommends that all necessary steps be taken so as to not subject the removed wood pole to hazardous waste disposal requirements.**

These steps include:

- . Storing the treated wood for not more than 90 days and, when stored, protecting it from run-on and run-off, and placing it on a surface sufficiently impervious to prevent contact with any soil leaching to any water;
- . Not mixing the treated wood with other wood waste prior to disposal;
- . Handling the treated wood in a manner consistent with all applicable requirements of the California Occupational Safety and Health Act of 1973 (Chapter 1 (commencing with Section 6300) of Part 1 of Division 5 of the Labor Code), including all rules, regulations, and orders relating to hazardous waste.

## **5.0 ADJACENT PROPERTIES**

MBA observed lands adjacent to the Property to identify environmental concerns. The Property is bordered on all sides by vegetated undeveloped land and unpaved access roads. According to Property representative Mr. Todd Stickler, the adjacent property to the west was formerly occupied by a residence that was demolished due to condition. MBA conducted a reconnaissance of the adjacent properties, where accessible, to evaluate the potential for off-site impacts. These would include evidence of improper chemical storage or usage, surface staining or leakage, distressed vegetation, or evidence of dumping. A visual inspection from the public right-of-way did not reveal any issues of concern. Based on this information, adjacent properties do not appear to represent a recognized environmental condition for the Property or proposed development.

## **6.0 REGULATORY RECORDS REVIEW**

MBA reviewed available databases from federal and state regulatory agencies to identify use, generation, storage, treatment and/or disposal of hazardous materials and chemicals or release incidents of such materials, which may have impacted the Property. The regulatory databases were provided to MBA from FirstSearch (see Appendix B). The environmental and regulatory databases that were included in this review follow the ASTM standard E1527-05 guidelines.

**TABLE 1**  
**SUMMARY OF REGULATORY DATABASE SEARCH**

<b>Database</b>	<b>Distance Searched (miles)</b>	<b>Map Finding Summary</b>
National Priorities List (NPL)	1.0	0
Delisted NPL	0.5	0
Comprehensive Environmental Response, Compensation, and Liability Information Systems List (CERCLIS)	0.5	0
CERCLIS – No Further Remedial Action Planned (CERCLIS – NFRAP)	0.5	0
Resource and Recovery Information System – Permitted Treatment and Disposal Facilities (RCRA – TSD)	0.5	0
Corrective Action Report (RCRA COR)	1.0	0
RCRA Generators (LQG, SQG)	0.125	0
RCRA-NLR	0.125	0
Federal, State, Tribal IC/EC	0.25	0
Emergency Response Notification System (ERNS)	0.125	0
Tribal Lands	1.0	0
Calsites/Tribal Database (Calsites)	1.0	0
State/Tribal VCP	0.5	0
State/Tribal Brownfields	0.5	0
Spills-1990	0.125	0
State/Tribal Solid Waste Facilities/Landfill Sites (SWL)	0.5	0
Other	0.25	0
Permits	0.125	0
Active Underground Storage Tank Facilities/ Aboveground Storage Tank (UST/AST) State/Tribal/Local Databases	0.25	2
State/Tribal Leaking Underground Storage Tank (LUST)	0.5	0
Orphan sites	1.0	2

### **Underground Storage Tanks (UST)**

Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. From a review of the UST case list the FirstSearch report identified two UST facilities within the 0.25-mile search radius as defined by ASTM standards as listed in Table 1 and summarized below.

Orange County Broadcasting (also identified as Radio AAHS KPLS 830 AM) at 9192 Black Star Canyon Rd, the Property, is identified as a UST site. One UST listing is identified as active as of 1994. The other listing is identified as Not Reported as of 7/1/08. No leaks or spills are identified in the database in association with these UST listings therefore they do not appear to represent a recognized environmental condition for the Property.

### **Orphan Sites**

Two additional facilities are listed as unmapped or nongeocoded sites in the FirstSearch report. MBA reviewed the sites in the database report and determined that the facilities do not appear to represent a recognized environmental condition for the proposed lease area, based on their distance, status, and/or location.

**Based on the findings of the FirstSearch report, there were no additional sites identified within the ASTM-designated search radii with a potential for significantly impacting the Site.**

## **7.0 INFORMATION AND INTERVIEWS FROM LOCAL RECORDS AND SITE CONTACT**

### **Orange County Building Department**

MBA contacted the Orange County Building Department to obtain building permits for the Property in an effort to obtain information in regards to the past and present uses of the Property. According to City records, Dr. Roaney applied for a building permit for “accessory storage building tools and farm equipment in connection with an existing agricultural use”. The same record indicates that the foundation and slab were inspected in 1971 and the final building was inspected May 4, 1976. A second building permit was issued on April 13, 1978 for “interior partitions to existing farm building for a radio equipment area. A conditional use permit (UP-77-57-Z), initially denied by the Board of Supervisors of Orange County on September 15, 1977, was issued on December 7, 1977. The Use Permit documents state that the “facility consists of 20 utility poles with heights ranging from 20 feet to 160 feet and towers ranging from 20 feet to 200 feet. A 1,200 square foot building is used for storage and operation of the site equipment.”

### **Orange County Environmental Health Department**

MBA contacted the Orange County Environmental Health Department (EHD) for files related to possible environmental concerns for the Property. Agency records do not indicate use or storage of hazardous materials onsite, but identified a UST present on the adjoining land to the south, (9192 Black Star Canyon Road). According to Orange County EHD records, 9192 Black Star Canyon Road (intermittently identified as 9193 Black Star Canyon Road) was developed as a radio transmitter station during the years 1991 to 2000. A double-walled 5,000-gallon diesel UST was installed onsite in 1991 under the name of Orange County Broadcasting (additional Owners identified included Children’s Broadcasting Corporation and AAHS KPLS 830 AM). On October 5, 2000 the UST was removed under permit from the EHD. EHD notes indicate that the UST had been installed in a concrete vault (20 feet by 15 feet by 12 feet); no surface staining was observed in the vault. No indications of UST system leakage were observed during the UST removal. Orange County EHD documentation stated no significant soil contamination has occurred at 9192 Black Star Canyon Road. A leak in the generator line occurred in July 1998 discharging diesel in the westernmost generator room of the facility. The diesel impacted 66 tons of soil gravel. Approximately 56.85 tons of contaminated soil were excavated and removed from the site for recycling.

### **Regional Water Quality Control Board (RWQCB)**

MBA contacted the Regional Water Quality Control Board (RWQCB) for information regarding past uses of the parcel and adjacent properties that pertain to the use of USTs, ASTs, Spills/Cleanup sites, Military sites, and Land Disposal Sites. According to RWQCB records, the Property address of 9192 Black Star Canyon, is listed as KPLS Radio AM 830 a permitted USTs facility. No spills or violations were identified. These USTs are identified and discussed further in section 7.0 above.

### **Department of Toxic Substances Control (DTSC)**

MBA contacted the Department of Toxic Substances Control (DTSC) for information regarding past uses of the Property that pertain to possible environmental concerns for the Property, including USTs, LUSTs, and hazardous materials use, storage, and disposal or cleanup activities. According to DTSC records, no files were found for the Property addresses (9192 or 9193 Black Star Canyon Road) or adjacent properties.

### **Site Contact Interview**

According to Property representative Mr. Todd Stickler, to the best of his knowledge there are no recognized environmental conditions associated with the Property, including the use, storage, or disposal of significant quantities of hazardous materials/substances, hazardous waste, or petroleum products, or the present or past existence of USTs other than the identified tanks on the northwestern portion of the Property. Mr. Stickler identified the approximate areas of the proposed development for the AM radio relay facility, and thought the area of assessment was portions of 3 parcels. Mr. Stickler was not aware of any environmental liens, violations, or encumbrances associated with the Property. No recognized environmental conditions were observed within the proposed area of development during the site inspection. In addition, the Property address is not identified in any state or tribal engineering/institutional controls databases that would indicate the existence of activity and use limitations for the Property's land use.

### **Former Site Contact Interview**

MBA was unable to identify the previous Property owner for the purposes of conducting an interview regarding whether any recognized or potential recognized environmental conditions were associated with the Property during their occupancy. However, according to a previous phase I report conducted by M A Environmental in September 2004, Dr. Roaney (the previous owner) indicated that he purchased the Property in 1969 for use as a two-way radio transmitter site. The transmitter building was built sometime prior to 1973. According to Dr. Roaney the northern portion of the onsite building included a sleeping room, a transmission booth and an equipment room. The southern portion of the building consisted of a generator room (with a 10 KW generator) and a battery room. An additional 1-KW generator was installed outside the southwest corner of the building. Fourteen telephone office transformers were located in the battery room. Dr. Roaney indicated that a UST was installed onsite approximately 25 feet southwest of the building. The UST was later removed (date unknown) reportedly with no indication of leakage from the UST. The excavation was reportedly backfilled with open-air transformers. The UST was left onsite but never used as an AST.

### **Previous Environmental Reports**

A previous environmental report, Phase I ESA, was conducted by MAZ Environmental in September 2004. This Phase I recommended confirmation soil sampling in UST backfill excavation and in the vicinity of the generator and battery storage rooms for TPH, lead, PCBs and

PNAs. It also recommended the removal of buried transformers from the subsurface and offsite disposal following proper disposal requirements and the removal of the UST located onsite and disposal in accordance with applicable regulations. According to the previously conducted Phase I report a skid-mounted 500-gallon AST was onsite for approximately two years prior to the sale of the Property in 1999. MBA found no records associated with this AST with any government agency. A Phase II ESA, was conducted by GeoSoils, Inc. (GSI) March 3, 1998. GSI identified a 2,000-gallon UST located onsite above ground that is assumed to be the former UST Dr. Roaney identified. The GSI investigation included excavation of the former UST backfill, soil sampling and analysis of the backfill materials. Transformers were exposed during the fieldwork at a depth of approximately 6 feet below ground surface. Associated piping from the UST to the building was also excavated. According to GSI no soil staining was apparent in the backfill material or along the piping. A soil sample collected from beneath the buried transformers indicated that concentrations of total petroleum hydrocarbon (TPH), polynuclear aromatics (PNA), organic lead and PCBs were less than the laboratory detection limits. GSI reported that staining was apparent on the floor and lower portions of the brick walls of the generator room suspected to be from generator exhaust. Soil samples collected from below a vent in the southwest corner of the building were analyzed for PNAs, PCBs, TPH, volatile organic compounds, heavy metals and corrosivity. The concentration of most were less than the laboratory detection limits. Several of the metals were present above the laboratory detection limits, but less than the regulatory action levels. GSI concluded that "the overall potential for significant hazardous materials/waste and/or petroleum contamination onsite is low." GSI recommended that the "dry" transformers be removed and disposed of offsite and commented that the concrete slab of the onsite building might have to be disposed of as hazardous waste if removed in the future. MBA did not observe at the time of site reconnaissance that any of the above recommendations had been completed nor was any information available to indicate the removal or disposal of these transformers and concrete slab.

## **8.0 HISTORICAL USE INFORMATION REVIEW**

### **Aerial Photographs**

Aerial photographs were reviewed to identify historical land development and any uses, which may have impacted the Property. Photographs provided by FirstSearch were reviewed. The observations from the photographs are summarized below:

- 1938 The Property and the adjacent properties appeared as undeveloped land and unpaved roads. The surrounding area was characterized by open space. (FirstSearch Collection).
- 1946 The Property, adjacent properties, and surrounding area appeared in similar land use to the previous photograph. (FirstSearch Collection).
- 1953 The Property and the adjacent properties appeared agricultural in land use. According to the previously conducted Phase I Barley fields were present on the Property. The surrounding area appeared in similar land use to the previous photograph. (FirstSearch Collection). (FirstSearch Collection).
- 1968 The Property, the adjacent properties, and the surrounding area appeared in similar land use to the previous photograph. (FirstSearch Collection).
- 1983 The Property, the adjacent properties, and the surrounding area appeared in similar land use to today. (FirstSearch Collection).

- 1994 The Property, the adjacent properties, and the surrounding area appeared in similar land use to today. (FirstSearch Collection).
- 2002 The Property, the adjacent properties, and the surrounding area appeared in similar land use to today. (FirstSearch Collection).
- 2009 The Property, adjacent properties, and surrounding area appeared in similar land use to today. (Google Earth).

No readily apparent recognized environmental conditions were discovered by reviewing the aerial photographs.

### **Sanborn Fire Maps**

MBA reviewed Sanborn Fire Insurance Maps for information pertaining to possible environmental concerns for the Property and surrounding properties. However, Sanborn Map coverage was not available for the Property and surrounding vicinity.

### **Oil and Gas Fields**

Based on the oil and gas well map (W1-4) of the California Division of Oil, Gas, & Geothermal Resources (2007), no production wells are shown within 0.5 mile of the Property address.

### **City Directories**

No historical city directory information was provided by FirstSearch for the subject property or surrounding properties.

### **Historical Data Gaps**

During the historical research process of the preparation of this report, there were no gaps exceeding five years in which MBA was unable to ascertain the probable on-site land use.

## **9.0 CONCLUSIONS AND RECOMMENDATIONS**

We have performed a Phase I Environmental Site Assessment of the proposed AM radio relay facility located at 9193 Black Star Canyon Road in Silverado, Orange County, California in conformance with the scope and limitations of ASTM Standard E-1527-05. Based on a site reconnaissance and a review of physiographic, historical and regulatory information, there is evidence of recognized environmental conditions (as defined by ASTM standards) in connection with the Property and the proposed northwestern antenna location. This is based on (1), the presence of surface staining located on the interior slab of the on-site building, (2), the condition of the pole mounted transformer located on the northwestern portion of the Property, (3), the recommendation for testing identified in the previous report performed for the Property, (4) the identification of buried transformers in the previous report, and (5) the identification in the previous report of a former AST, and the lack of documentation on the AST by local and government agencies. In addition, as the on-site building was constructed between 1971 and 1976, and if the structure is to be disturbed, MBA recommends testing the building for lead based paint and asbestos containing materials, prior to any disturbance of the building and proper disposal of the stained concrete slab. **Therefore, further investigation is recommended at this time.**

**Resources Consulted:**

California Division of Oil, Gas, and Geothermal Resources, USGS Topographic Maps, California Division of Mines and Geology, California Department of Water Resources; Water Data Library, Los Angeles City Public Library Sanborn Fire Maps Collection

**Agencies Contacted:**

Orange County Building Department, Orange County Environmental Health Department, Orange County Water District, California Water Resources Board, DTSC

**10.0 LIMITATIONS**

The professional opinions contained in this report are based solely on the laws, regulations, and technical data known to MBA at the time of report preparation. The conclusions of this assessment rely on reasonably obtainable information from site reconnaissance, interviews with onsite personnel and public officials, and public records. No warranty is made regarding the accuracy of the publicly documented information or the opinions of officials or personnel consulted for the study. All known information has been disclosed and a good-faith effort has been made to consult pertinent sources.

It should be noted that all environmental assessments are inherently limited in the sense that conclusions are drawn, and recommendations developed, from information obtained from limited research and site evaluation. Subsurface conditions were not investigated as part of this study and may differ from the conditions implied by visual observations. Additionally, the passage of time may result in a change in environmental characteristics at this site and on surrounding properties.

This report does not warrant against future operations, activities, or conditions that may occur. This report is not a regulatory compliance audit. A regulatory compliance audit of the tenant operation would analyze compliance of the operation with regulatory requirements and accepted industry practices. The scope of the Phase I ESA focused on the likelihood or potential presence of recognized environmental conditions at the subject property, according to ASTM standards. Contents of onsite containers were not inspected; however, detailed information regarding container contents was not provided by the tenant operator or Sprint Nextel.

This study is not intended to assess or otherwise determine if any soil contamination, waste emplacement, or groundwater contamination exists on the subject property. This investigation has been based only upon prior site history, previous documentation, and observable conditions. Existing hazardous materials and contaminants can escape detection using these methods. The results of this study suggest that it is possible that hazardous materials contamination exists at the subject property and that further investigation (regulatory file review, subsurface testing) may be necessary to make a definite assessment. Our conclusions regarding the potential environmental impact from offsite facilities near the subject property are based on readily available information from the environmental databases and the assumed groundwater flow direction. A detailed file review of each facility was beyond the scope of work.

We appreciate the opportunity to be of service to Kiertron, Inc. for this project and look forward to working with you on future assignments. In the interim, if you should have any further questions, please contact Al Martinez at (714) 508-4100, ext. 1044 or by e-mail at [amartinez@brandman.com](mailto:amartinez@brandman.com).

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental professional as defined in Section 312.10 of 40 CFR 312 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject Property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Sincerely,



Al Martinez  
Section Manager  
No. REA – 06517

**Michael Brandman Associates**  
220 Commerce, Suite 200  
Irvine, CA 92602

AM/NG

S:\Cell Site Data\Kiertron\Oak Flat\Oak Flat Phase I ESA Revised 06-14-2011.doc

Figures:        1 - Site Location Map  
                    2 - Site Plan

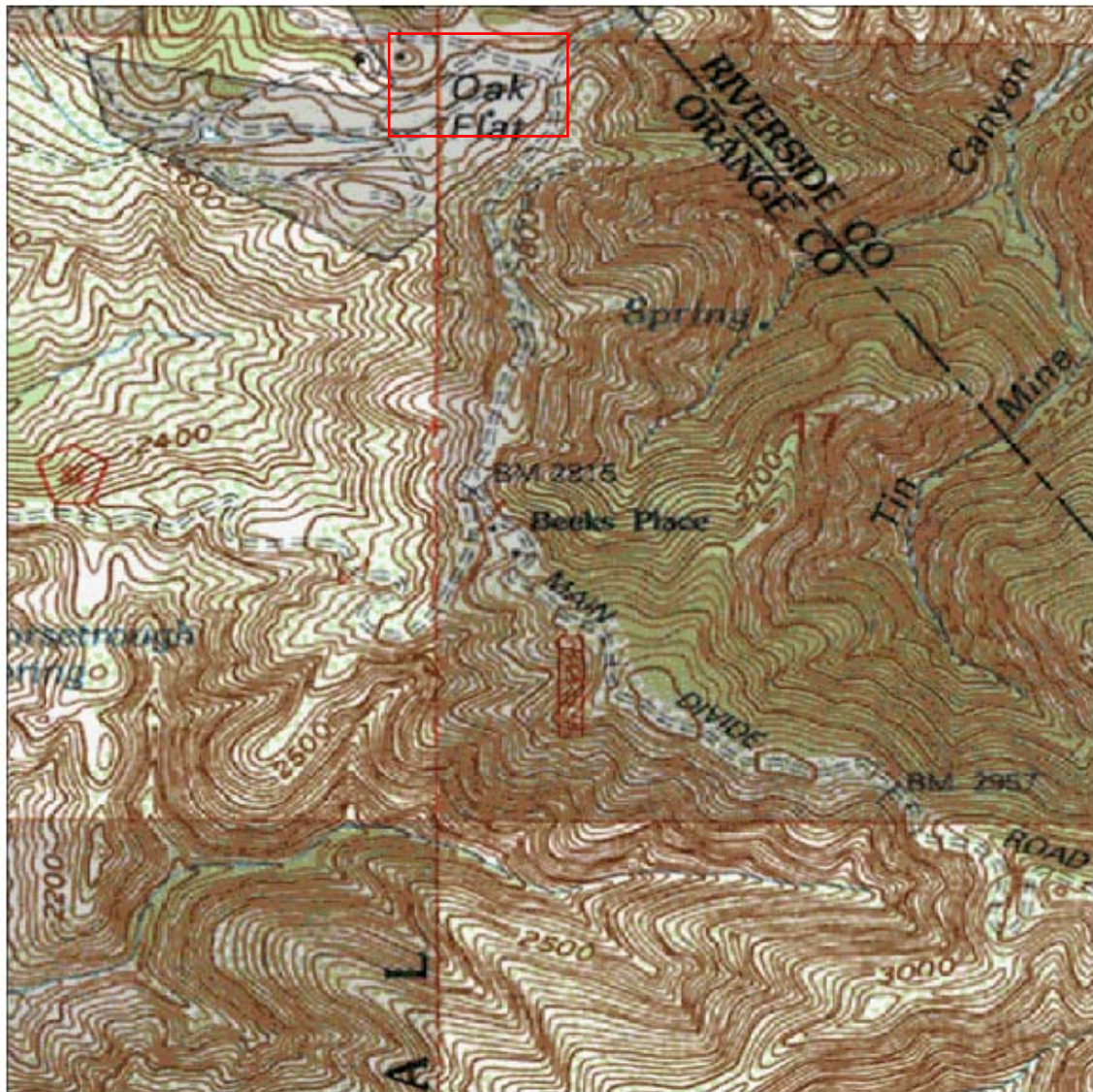
Appendix A:    Site Photographs  
                    Historical Aerial Photographs

Appendix B:    Environmental First Search Report

Appendix C:    Confidential Property Background Information Questionnaire



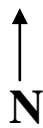
PA100028  
Site Location Map



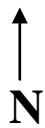
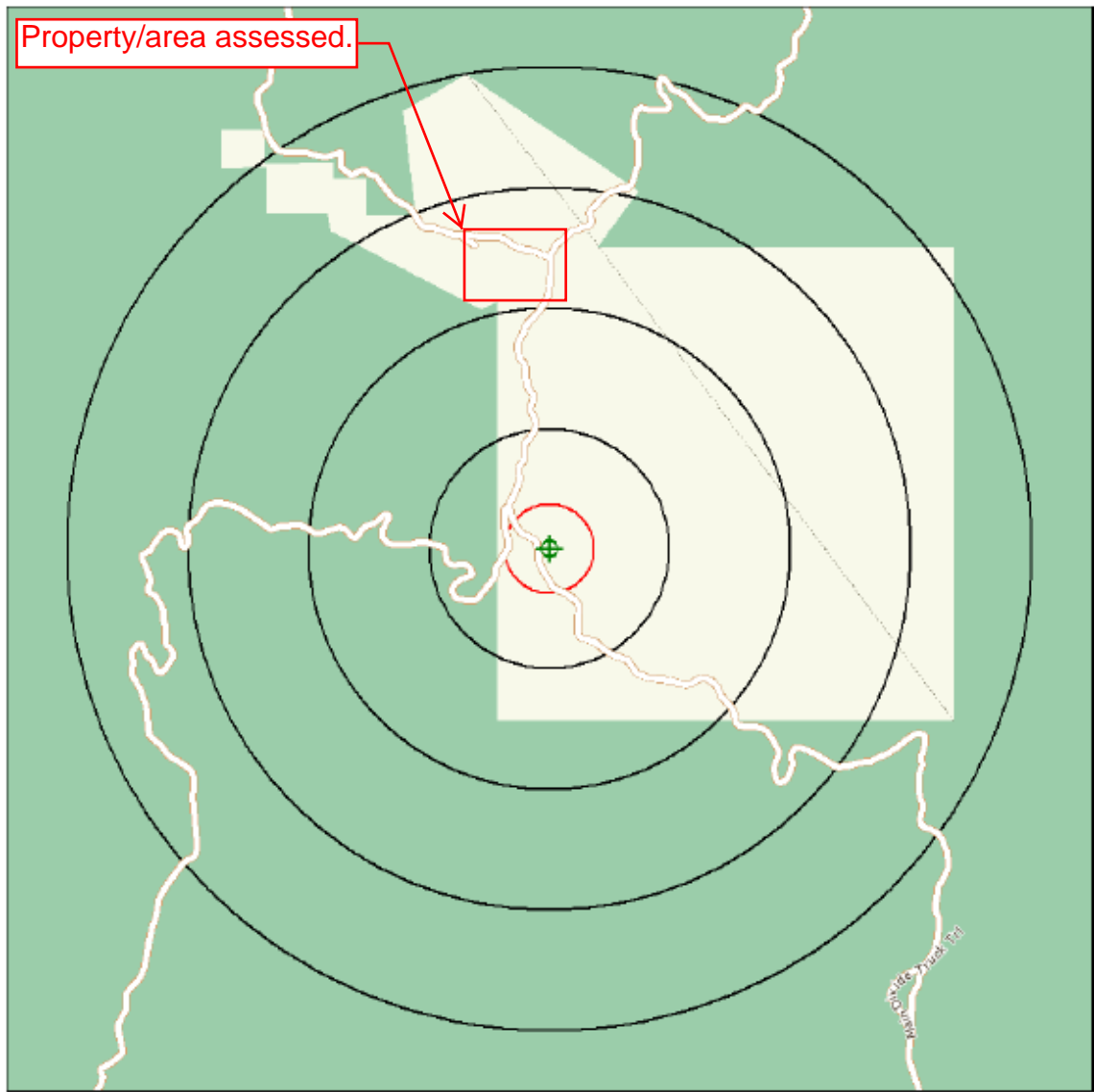
Map Name: BLACK STAR CANYON  
Map Reference Code: 33117-G6-TF-024

Date Created: 1997-  
Contour Interval: 20 feet

Date Revised: None-  
Elevation:



9193 BLACK STAR CANYON ROAD, SILVERADO CA 92676



## **APPENDIX A**

**Site Photographs  
Aerial Photographs**





View of the northern portion of the Property and adjacent properties to the north, west, and east, photograph taken looking southwest.



View of the northeastern portion of the Property, site access road, and adjacent properties to the east, photograph taken looking southwest.



View from the east-southeastern portion of the Property toward the central portion of the Property, photograph taken looking west-northwest.



View from the east-southeastern portion of the Property toward the north-central portion of the Property, photograph taken looking northwest.



PA100028  
Site Photographs



View from the east-southeastern portion of the Property toward the northeastern portion of the Property, photograph taken looking north-northwest.



View from the east-northeastern portion of the Property toward the central portion of the Property, photograph taken looking southwest.



View from the north-central portion of the Property toward the central portion of the Property, photograph taken looking south.



View from the north-central portion of the Property toward the northwestern portion of the Property, photograph taken looking west.





View from the northwestern portion of the Property toward the northwestern corner of the Property and of the site access road, photograph taken looking northwest.



View of the on-site structure located on the northwestern portion of the Property and former generator/batteries storage area, photograph taken looking southeast.





View of the generator/batteries storage area and surface staining.



View of the surface staining within the on-site building.





View of the northern portion of the interior of the on-site building.



View of the vent pipe located on the northwestern portion of the Property, approximately 35 to 40 feet south-southeast of the on-site building.





View of the former UST located on the southern slope of the northwestern portion of the Property, approximately 68 feet south of the on-site building, and 12 feet north of the fence.



View of the northwestern portion of the Property and proposed northwestern antenna location, photograph taken looking west-southwest.

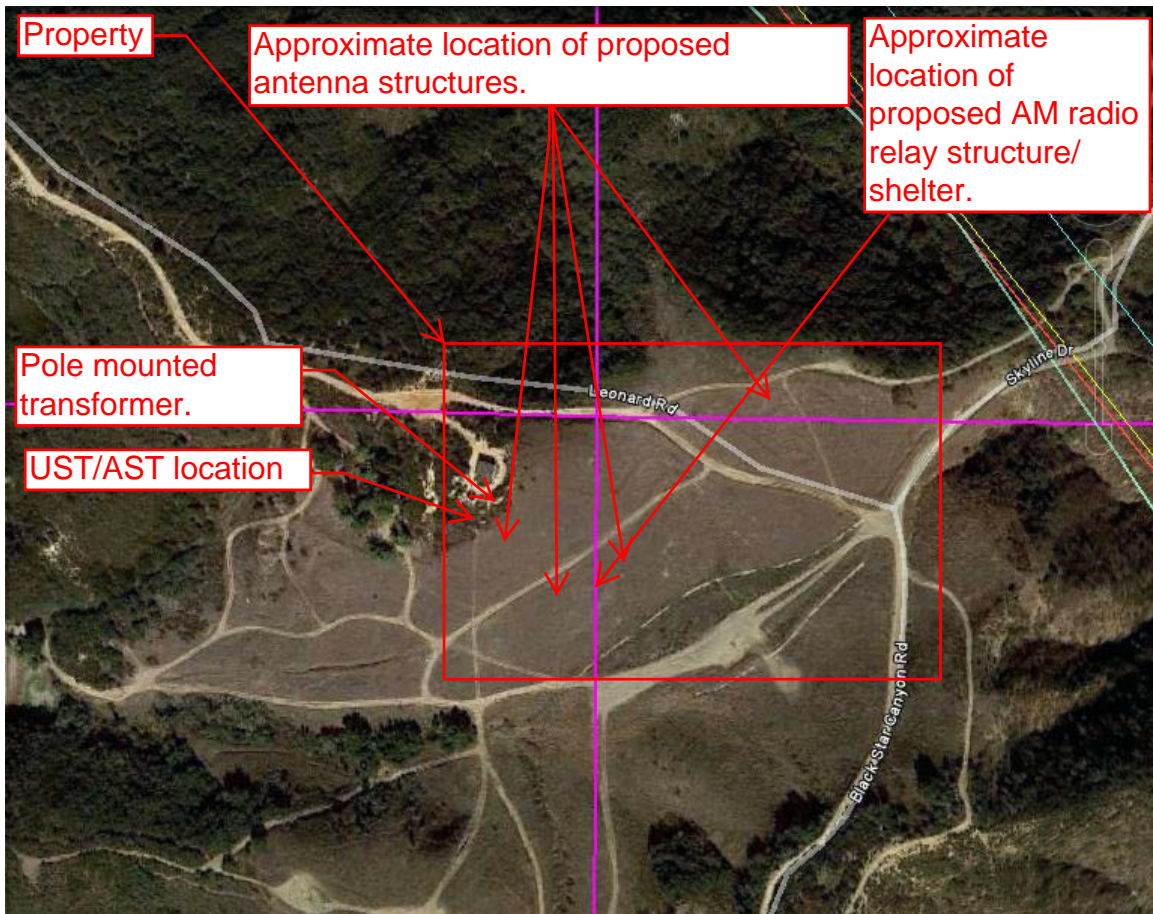




View of the northeastern portion of the Property and proposed northeastern antenna location, photograph taken looking north-northwest.



View of the central portion of the Property, two proposed antenna locations, and proposed AM radio relay station/ building, photograph taken looking southwest.



2009







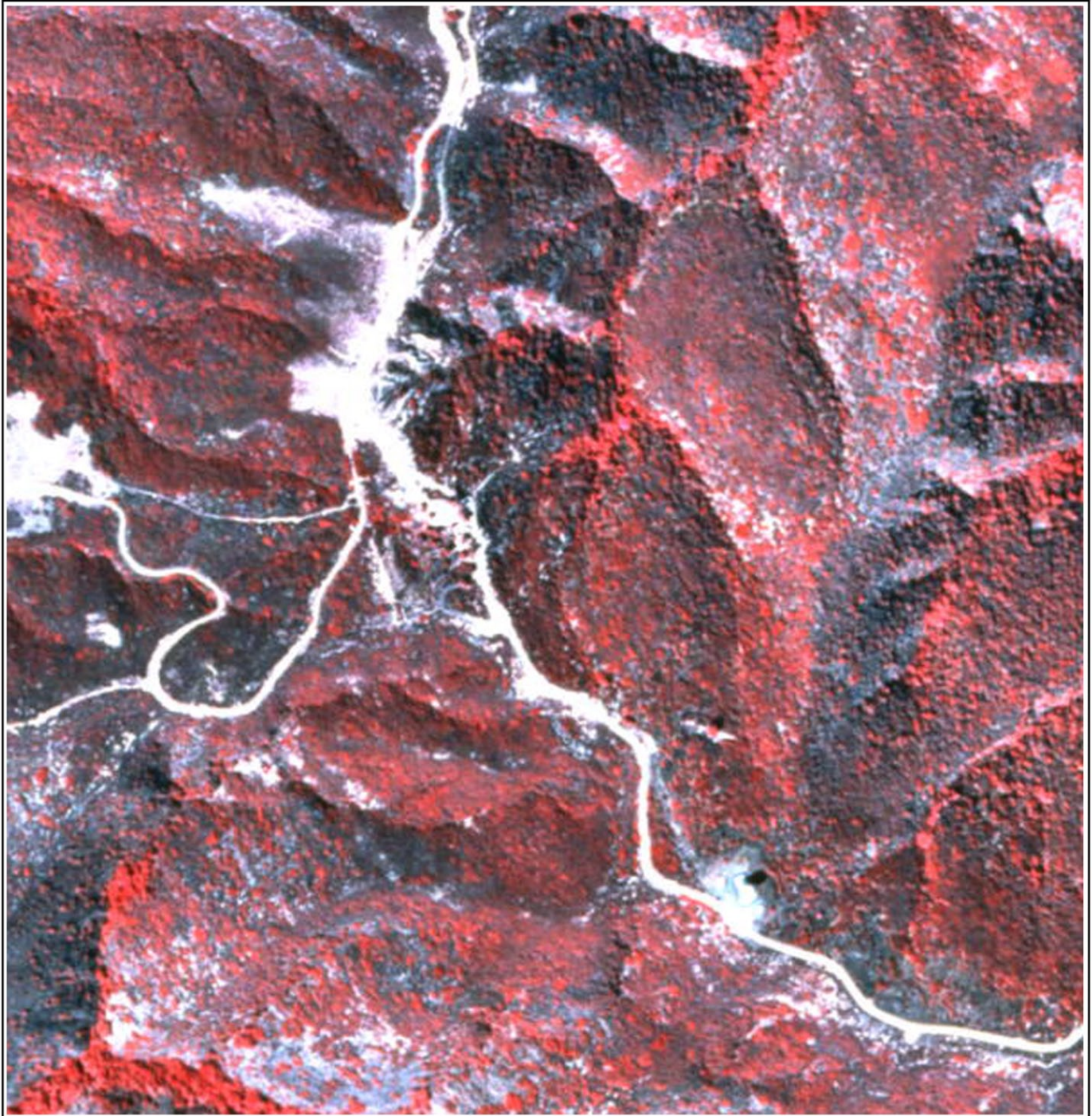
# Environmental FirstSearch

Historical Aerial Photo

2002



9193 Black Star Canyon Road, Silverado, CA 92676



Job Number: PA100028  
Target Site: 33.820267, -117.637864

Approximate Scale: 1 in equals 375 ft





# Environmental FirstSearch

Historical Aerial Photo

1994



9193 Black Star Canyon Road, Silverado, CA 92676



Job Number: PA100028  
Target Site: 33.820267, -117.637864

Approximate Scale: 1 in equals 375 ft



# Environmental FirstSearch

Historical Aerial Photo

1983



9193 Black Star Canyon Road, Silverado, CA 92676



Job Number: PA100028  
Target Site: 33.820267, -117.637864

Approximate Scale: 1 in equals 375 ft





# Environmental FirstSearch

Historical Aerial Photo

1968



9193 Black Star Canyon Road, Silverado, CA 92676



Job Number: PA100028  
Target Site: 33.820267, -117.637864

Approximate Scale: 1 in equals 375 ft





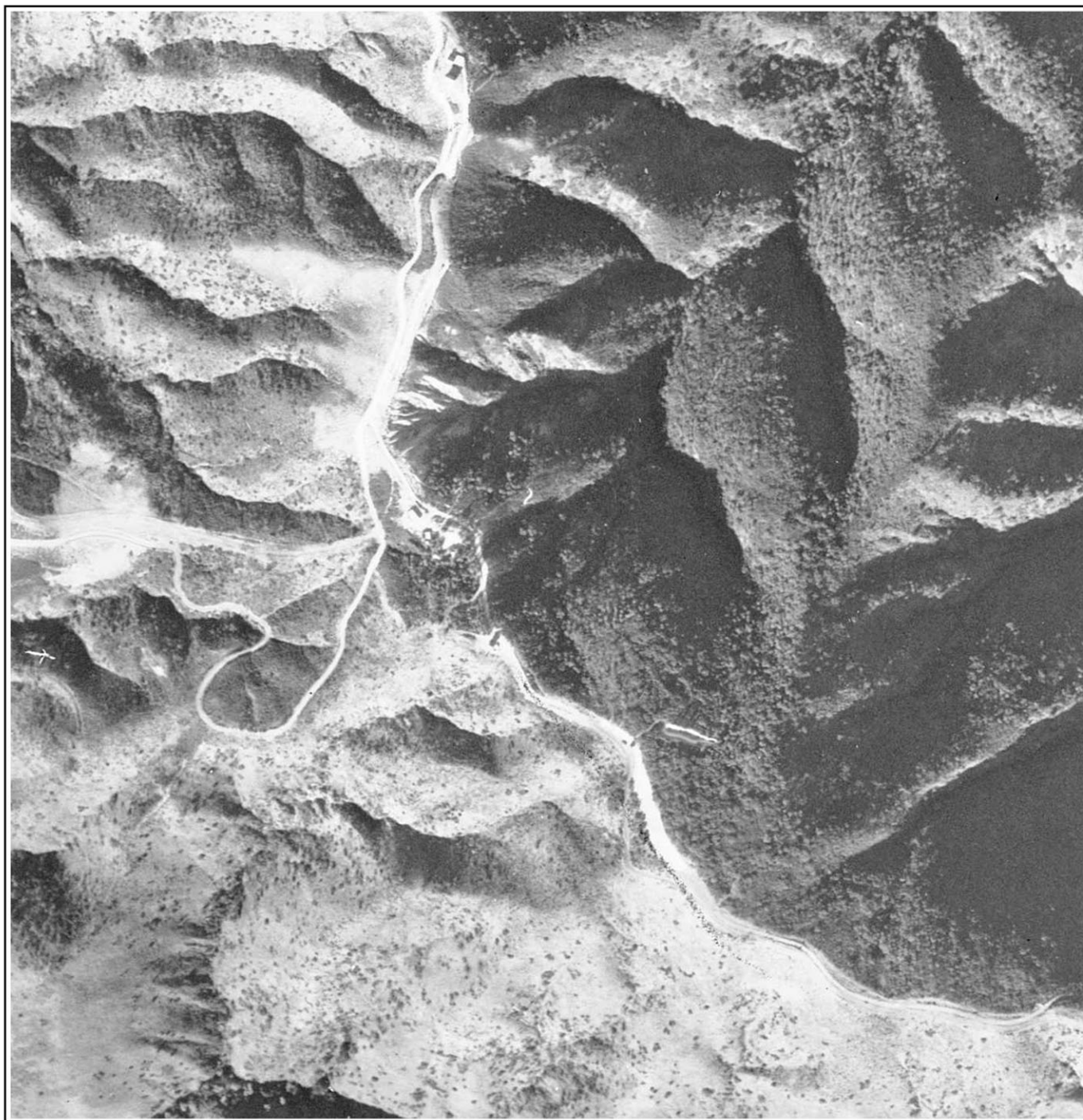
# Environmental FirstSearch

Historical Aerial Photo

1953



9193 Black Star Canyon Road, Silverado, CA 92676



Job Number: PA100028  
Target Site: 33.820267, -117.637864

Approximate Scale: 1 in equals 375 ft



# Environmental FirstSearch

Historical Aerial Photo

1946



9193 Black Star Canyon Road, Silverado, CA 92676



Job Number: PA100028  
Target Site: 33.820267, -117.637864

Approximate Scale: 1 in equals 375 ft





# Environmental FirstSearch

Historical Aerial Photo

1938



9193 Black Star Canyon Road, Silverado, CA 92676



Job Number: PA100028  
Target Site: 33.820267, -117.637864

Approximate Scale: 1 in equals 375 ft

## **APPENDIX B**

### **FirstSearch Radius Reports**

# ***FirstSearch Technology Corporation***

## **Environmental FirstSearch<sup>TM</sup> Report**

Target Property:

**9193 BLACK STAR CANYON ROAD**

**SILVERADO CA 92676**

Job Number: PA100028

**PREPARED FOR:**

**EAS**

15224 Clymer Street

Mission Hills, CA 91345

05-06-11



*Tel: (781) 551-0470*

*Fax: (781) 551-0471*

# Environmental FirstSearch Search Summary Report

**Target Site:** 9193 BLACK STAR CANYON ROAD  
SILVERADO CA 92676

## FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	04-01-11	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	04-01-11	0.50	0	0	0	0	-	0	0
CERCLIS	Y	03-31-11	0.50	0	0	0	0	-	0	0
NFRAP	Y	03-31-11	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	03-10-11	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	03-10-11	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	03-10-11	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	03-10-11	0.12	0	0	-	-	-	0	0
Federal Brownfield	Y	03-01-11	0.25	0	0	0	-	-	0	0
ERNS	Y	04-18-11	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	1	1
State/Tribal Sites	Y	03-14-11	1.00	0	0	0	0	0	0	0
State Spills 90	Y	03-30-11	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	03-07-11	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	03-30-11	0.50	0	0	0	0	-	1	1
State/Tribal UST/AST	Y	10-27-10	0.25	0	0	2	-	-	0	2
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	03-09-11	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	03-14-11	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	NA	0.50	0	0	0	0	-	0	0
State Permits	Y	10-13-10	0.12	0	0	-	-	-	0	0
State Other	Y	03-14-11	0.25	0	0	0	-	-	0	0
Federal IC/EC	Y	02-07-11	0.25	0	0	0	-	-	0	0
HW Manifest	Y	08-02-10	0.12	0	0	-	-	-	0	0
-TOTALS-				0	0	2	0	0	2	4

### Notice of Disclaimer

Due to the limitations, constraints, and inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

### Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

***Environmental FirstSearch  
Site Information Report***

**Request Date:** 05-06-11  
**Requestor Name:** JAMES FREEMAN  
**Standard:** ASTM-05

**Search Type:** COORD  
**Job Number:** PA100028  
**Filtered Report**

**Target Site:** 9193 BLACK STAR CANYON ROAD  
SILVERADO CA 92676

***Demographics***

<b>Sites:</b>	4	<b>Non-Geocoded:</b>	2	<b>Population:</b>	NA
<b>Radon:</b>	NA				

***Site Location***

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
<b>Longitude:</b>	-117.640039	-117:38:24	<b>Easting:</b>	440773.586
<b>Latitude:</b>	33.828795	33:49:44	<b>Northing:</b>	3743163.64
<b>Elevation:</b>	2704		<b>Zone:</b>	11

***Comment***

<b>Comment:</b>
-----------------

***Additional Requests/Services***

<b>Adjacent ZIP Codes:</b>					<b>Services:</b>		
<u>ZIP</u>	<u>City Name</u>	<u>ST</u>	<u>Dist/Dir</u>	<u>Sel</u>		<u>Requested?</u>	<u>Date</u>
					Fire Insurance Maps	No	
					Aerial Photographs	Yes	05-06-11
					Historical Topos	No	
					City Directories	No	
					Title Search	No	
					Municipal Reports	No	
					Liens	No	
					Historic Map Works	No	
					Online Topos	Yes	05-06-11



***Environmental FirstSearch  
Target Site Summary Report***

**Target Property:** 9193 BLACK STAR CANYON ROAD      **JOB:** PA100028  
SILVERADO CA 92676

**TOTAL:** 4      **GEOCODED:** 2      **NON GEOCODED:** 2      **SELECTED:** 0

<u>Map ID</u>	<u>DB Type</u>	<u>Site Name/ID/Status</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>ElevDiff</u>	<u>Page No.</u>
---------------	----------------	----------------------------	----------------	-----------------	-----------------	-----------------

*No sites found for target address*

***Environmental FirstSearch***  
***Sites Summary Report***

**Target Property:** 9193 BLACK STAR CANYON ROAD  
SILVERADO CA 92676

**JOB:** PA100028

**TOTAL:** 4      **GEOCODED:** 2      **NON GEOCODED:** 2      **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
1	UST	ORANGE COUNTY BROADCASTING TISID-STATE34047/ACTIVE	9192 BLACK STAR CANYON RD SILVERADO CYN CA 92676	0.23 SE	+ 30	1
1	UST	RADIO AAHS KPLS 830 AM TISID4ORCO830/NOT REPORTED	9192 BLACK STAR CANYON RD SILVERADO CYN CA	0.23 SE	+ 30	2

***Environmental FirstSearch***  
***Sites Summary Report***

**Target Property:** 9193 BLACK STAR CANYON ROAD  
SILVERADO CA 92676

**JOB:** PA100028

**TOTAL:** 4      **GEOCODED:** 2      **NON GEOCODED:** 2      **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	LUST	TRANSIT MIXED CONCRETE T0605987499/COMPLETED - CASE CLOSED	7701 BLACK STAR CANYON SILVERADO CYN CA 92676	NON GC	N/A	3
	TRIBALLAND	BUREAU OF INDIAN AFFAIRS CONTACT I BIA-92676/	UNKNOWN CA 92676	NON GC	N/A	4

***Environmental FirstSearch***  
***Site Detail Report***

**Target Property:** 9193 BLACK STAR CANYON ROAD  
SILVERADO CA 92676

**JOB:** PA100028

**UST**

**SEARCH ID:** 1      **DIST/DIR:** 0.23 SE      **ELEVATION:** 2734      **MAP ID:** 1

**NAME:** ORANGE COUNTY BROADCASTING  
**ADDRESS:** 9192 BLACK STAR CANYON RD  
SILVERADO CYN CA 92676  
ORANGE

**REV:** 01/01/94  
**ID1:** TISID-STATE34047  
**ID2:**  
**STATUS:** ACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:**

**UST HISTORICAL DATA**

This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names & locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.

The UST information included in FIDS as provided by the Office of Hazardous Data Management was originally collected from the SWEEPS database. The SWEEPS database recorded Underground Storage Tanks and was maintained by the State Water Resources Control Board (SWRCB). That agency no longer maintains the SWEEPS database and last updated it in 1994. The last release of that 1994 database was in 1997.

Oversight of Underground Storage Tanks within California is now conducted by Certified Unified Program Agencies referred to as CUPA s. There are approximately 102 CUPA s and Local Oversight Programs (LOP s) in the State of California. Most are city or county government agencies. As of 1998, all sites or facilities with underground storage tanks were required by Federal mandate to obtain certification by designated UST oversight agencies (in this case, CUPA s) that the UST/s at their location were upgraded or removed in adherence with the 1998 RCRA standards.

Information from the FIDS/SWEEPS lists were included in this report search to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by us. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.

***Environmental FirstSearch***  
***Site Detail Report***

**Target Property:** 9193 BLACK STAR CANYON ROAD  
SILVERADO CA 92676

**JOB:** PA100028

UST

<b>SEARCH ID:</b> 2	<b>DIST/DIR:</b> 0.23 SE	<b>ELEVATION:</b> 2734	<b>MAP ID:</b> 1
---------------------	--------------------------	------------------------	------------------

**NAME:** RADIO AAHS KPLS 830 AM  
**ADDRESS:** 9192 BLACK STAR CANYON RD  
SILVERADO CYN CA  
ORANGE

**CONTACT:**  
**SOURCE:** ORANGE CO DEH

**REV:** 07/01/2008  
**ID1:** TISID4ORCO830  
**ID2:**  
**STATUS:** NOT REPORTED  
**PHONE:**

ORANGE COUNTY UNDERGROUND STORAGE TANKS LIST INFORMATION

According to the Orange County Health Department s Custodian of Records Office the following information is current as of 11/04/08

Facility ID Number (where provided by agency):

***Environmental FirstSearch***  
***Site Detail Report***

**Target Property:** 9193 BLACK STAR CANYON ROAD  
SILVERADO CA 92676

**JOB:** PA100028

**LUST**

<b>SEARCH ID:</b> 3	<b>DIST/DIR:</b> NON GC	<b>ELEVATION:</b>	<b>MAP ID:</b>
---------------------	-------------------------	-------------------	----------------

<b>NAME:</b> TRANSIT MIXED CONCRETE <b>ADDRESS:</b> 7701 BLACK STAR CANYON SILVERADO CYN CA 92676 ORANGE <b>CONTACT:</b> <b>SOURCE:</b> CA SWRCB	<b>REV:</b> 03/30/11 <b>ID1:</b> T0605987499 <b>ID2:</b> <b>STATUS:</b> COMPLETED - CASE CLOSED <b>PHONE:</b>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: ORANGE COUNTY LOP  
REGIONAL BOARD CASE NUMBER:  
LOCAL AGENCY: ORANGE COUNTY LOP  
LOCAL CASE NUMBER: 84UT038

CASE TYPE: LUST Cleanup Site  
POTENTIAL CONTAMINANTS OF CONCERN: Diesel  
POTENTIAL MEDIA AFFECTED: Other Groundwater (uses other than drinking water)  
STATUS: Completed - Case Closed  
STATUS DATE: 1985-04-30 00:00:00  
SITE HISTORY (blank if not reported):

***Environmental FirstSearch  
Site Detail Report***

**Target Property:** 9193 BLACK STAR CANYON ROAD  
SILVERADO CA 92676

**JOB:** PA100028

**TRIBALLAND**

<b>SEARCH ID:</b> 4	<b>DIST/DIR:</b> NON GC	<b>ELEVATION:</b>	<b>MAP ID:</b>
---------------------	-------------------------	-------------------	----------------

<b>NAME:</b> BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION <b>ADDRESS:</b> UNKNOWN CA 92676 ORANGE <b>CONTACT:</b> <b>SOURCE:</b> BIA	<b>REV:</b> 01/15/08 <b>ID1:</b> BIA-92676 <b>ID2:</b> <b>STATUS:</b> <b>PHONE:</b>
-----------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------

**BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION**

OFFICE: Pacific Regional Office  
CONTACT: CLAY GREGORY, REGIONAL DIRECTOR

OFFICE ADDRESS: 2800 Cottage Way  
Sacramento CA 95825  
OFFICE PHONE: Phone: 916-978-6000  
OFFICE FAX: Fax: 916-978-6099

The Native American Consultation Database (NACD) is a tool for identifying consultation contacts for Indian tribes, Alaska Native villages and corporations, and Native Hawaiian organizations. The database is not a comprehensive source of information, but it does provide a starting point for the consultation process by identifying tribal leaders and NAGPRA contacts. This database can be accessed online at the following web address <http://home.nps.gov/nacd/>

## **Environmental FirstSearch Descriptions**

**NPL: EPA NATIONAL PRIORITY LIST** - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money. A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.**FINAL** - Currently on the Final NPL**PROPOSED** - Proposed for NPL

**NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset** - Database of delisted NPL sites. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.**DELISTED** - Deleted from the Final NPL

**CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)**- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.**PART OF NPL**- Site is part of NPL site**DELETED** - Deleted from the Final NPL**FINAL** - Currently on the Final NPL**NOT PROPOSED** - Not on the NPL**NOT VALID** - Not Valid Site or Incident**PROPOSED** - Proposed for NPL**REMOVED** - Removed from Proposed NPL**SCAN PLAN** - Pre-proposal Site**WITHDRAWN** - Withdrawn

**NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES** - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.**NFRAP** – No Further Remedial Action Plan**P** - Site is part of NPL site**D** - Deleted from the Final NPL**F** - Currently on the Final NPL**N** - Not on the NPL**O** - Not Valid Site or Incident**P** - Proposed for NPL**R** - Removed from Proposed NPL**S** - Pre-proposal Site**W** – Withdrawn

**RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES** - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.**RCRAInfo** facilities that have reported violations and subject to corrective actions.

**RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES.** - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are



required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that treat, store, dispose, or incinerate hazardous waste.

**RCRA GEN: EPA/MA DEP/CT DEP RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS** - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that generate or transport hazardous waste or meet other RCRA requirements. LGN - Large Quantity Generators SGN - Small Quantity Generators VGN - Conditionally Exempt Generator. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities. **CONNECTICUT HAZARDOUS WASTE MANIFEST** - Database of all shipments of hazardous waste within, into or from Connecticut. The data includes date of shipment, transporter and TSD info, and material shipped and quantity. This data is appended to the details of existing generator records. **MASSACHUSETTES HAZARDOUS WASTE GENERATOR** - database of generators that are regulated under the MA DEP. VQN-MA = generates less than 220 pounds or 27 gallons per month of hazardous waste or waste oil. SQN-MA = generates 220 to 2,200 pounds or 27 to 270 gallons per month of waste oil. LQG-MA = generates greater than 2,200 lbs of hazardous waste or waste oil per month.

**RCRA NLR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES** - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification: Failure to report in a timely matter. No longer in business. No longer in business at the listed address. No longer generating hazardous waste materials in quantities which require reporting.

**Fed Brownfield: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS)** - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs. **CLEANUPS IN MY COMMUNITY (subset)** - Sites, facilities and properties that have been contaminated by hazardous materials and are being, or have been, cleaned up under EPA's brownfield's program.

**ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS)** - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

**Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES** - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.**BUREAU OF INDIAN AFFAIRS CONTACT** - Regional contact information for the Bureau of Indian Affairs offices.

**State/Tribal Sites: CA EPA SMBRPD / CAL SITES-** The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories, two of which are found in ST. The categories listed under ST are: 1. State Response Sites. 2. School Property Evaluation Program Properties (SCH) Please Note: Our reports list the above sites as DB Type (STATE). Other categories found in the SMBRPD are listed in our reports in the DB Types OT and VC. Each Category contains information on properties based upon the type of work taking place at the site. State Response Sites contains only known and potential hazardous substance release sites considered as posing the greatest threat to the public. School sites included in ST will be found within the SMBRPD's School Property Evaluation Program. **CORTESE LIST-**Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program to provide information about the location of hazardous materials release sites. Cortese List sites that fall under DTSC's guidelines for State Response sites are included in our reports in the ST category as are qualifying sites from the Annual Work Plan (formerly Bond Expenditure Plan) and the historic ASPIS databases.

**State Spills 90: CA EPA SLIC REGIONS 1 - 9-** The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups.

**State/Tribal SWL: CA IWMB/SWRCB/COUNTY SWIS SOLID WASTE INFORMATION SYSTEM-**The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed in the source field.. Please Note: This database contains poor site location information for many sites in our reports; therefore, it may not be possible to locate or plot some sites in our reports. **WMUDS-**The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's. Note: This database contains poor site location information for many sites in our reports; therefore, it may not be possible to locate or plot some sites in reports. **ORANGE COUNTY LANDFILLS LIST-** A list maintained by the Orange County Health Department.

State/Tribal LUST: CA SWRCB/COUNTY LUSTIS- The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database. SAN DIEGO COUNTY LEAKING TANKS- The San Diego County Department of Environmental Health maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed in the source information field.

State/Tribal UST/AST: CA EPA/COUNTY/CITY ABOVEGROUND STORAGE TANKS LISTING-The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation. SWEEPS / FIDS STATE REGISTERED UNDEGROUND STORAGE TANKS- Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. We have included the UST information from the FIDS database in our reports for historical purposes to help our clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed with the source information. INDIAN LANDS UNDERGROUND STORAGE TANKS LIST- A listing of underground storage tanks currently on Indian Lands under federal jurisdiction. California Indian Land USTS are administered by US EPA Region 9.CUPA DATABASES & SOURCES- Definition of a CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994. A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified. Please Note: We collect and maintains information regarding Underground Storage Tanks from the majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefore, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

State/Tribal IC: CA EPA DEED-RESTRICTED SITES LISTING- The California EPA's Department of Toxic Substances Control Board maintains a list of deed-restricted sites, properties where the DTSC has placed limits or requirements on the future use of the property due to varying levels of cleanup possible, practical or necessary at the site.

State/Tribal VCP: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The Voluntary Cleanup Program (VCP) category contains only those

properties undergoing voluntary investigation and/or cleanup and which are listed in the Voluntary Cleanup Program. Please Note: Our reports list the above sites as DB Type VC.

**State Permits: CA EPA/COUNTY SAN DIEGO COUNTY HE17 PERMITS-** The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed in the source information field. **SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS-** Handlers and Generators Permit Information Maintained by the Hazardous Materials Division.

**State Other: CA EPA/COUNTY SMBRPD / CAL SITES-** The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories, two of which are found in ST. The categories listed under OT are: 1. Unconfirmed Properties Referred to Another Local or State Agency (REF) 2. Properties where a No Further Action Determination has been made (NFA) Please Note: Our reports list the above sites as DB Type (OTHER). Other categories found in the SMBRPD are listed in our reports in the DB Types ST and VC. **LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG-** The County of Los Angeles Public Health Investigation Compliant Control Log. **ORANGE COUNTY INDUSTRIAL SITE CLEANUPS-** List maintained by the Orange County Environmental Health Agency. **RIVERSIDE COUNTY WASTE GENERATORS-**A list of facilities in Riverside County which generate hazardous waste. **SACRAMENTO COUNTY MASTER HAZMAT LIST-**Master list of facilities within Sacramento County with potentially hazardous materials. **SACRAMENTO COUNTY TOXIC SITE CLEANUPS-**A list of sites where unauthorized releases of potentially hazardous materials have occurred.

**Federal IC / EC: EPA FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS-** Superfund sites that have either engineering or an institutional control. The data includes the control and the media contaminated. **RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES (RCRA) –** RCRA site that have institutional controls.

**State/Tribal HW: CA EPA DEPARTMENT OF TOXIC SUBSTANCES CONTROL HAZARDOUS WASTE MANIFEST INVENTORY-**Records maintained by the CA DTSC of Hazardous Waste Manifests used to track and document the transport of hazardous waste from a generator's site to the site of its final disposition.

## **Environmental FirstSearch Database Sources**

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA/MA DEP/CT DEP Environmental Protection Agency, Massachusetts Department of Environmental Protection, Connecticut Department of Environmental Protection

Updated quarterly

RCRA NLR: EPA Environmental Protection Agency

Updated quarterly

Fed Brownfield: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection AgencyNational Response Center.

Updated annually

Tribal Lands: DOI/BIA United States Department of the Interior Bureau of Indian Affairs

Updated annually

State/Tribal Sites: CA EPA The CAL EPA, Depart. Of Toxic Substances Control Phone: (916) 323-3400 For Cortese List information contact The CAL EPA, Department of Toxic Substances Control at (916) 445-6532

Updated quarterly/when available

State Spills 90: CA EPA The California State Water Resources Control Board For phone number listings of departments within each region visit their web sites at: <http://www.swrcb.ca.gov/regions.html>

Updated when available

State/Tribal SWL: CA IWMB/SWRCB/COUNTY The California Integrated Waste Management Board

Phone:(916) 255-2331

The State Water Resources Control Board

Phone:(916) 227-4365

Orange County Health Department

Phone:(714) 834-3536

Updated quarterly/when available

State/Tribal LUST: CA SWRCB/COUNTY The California State Water Resources Control Board Phone:(916) 227-4416

San Diego County Department of Environmental Health Phone:(619) 338-2242

Updated quarterly/when available

State/Tribal UST/AST: CA EPA/COUNTY/CITY The State Water Resources Control Board

Phone:(916) 227-4364

CAL EPA Department of Toxic Substances Control

Phone:(916)227-4404

US EPA Region 9 Underground Storage Tank Program

Phone: (415) 972-3372

ALAMEDA COUNTY CUPAS:

\* County of Alameda Department of Environmental Health

\* Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union

ALPINE COUNTY CUPA:

\* Health Department (Only updated by agency sporadically)

AMADOR COUNTY CUPA:

\* County of Amador Environmental Health Department

BUTTE COUNTY CUPA

\* County of Butte Environmental Health Division (Only updated by agency biannually)

CALAVERAS COUNTY CUPA:



\* County of Calaveras Environmental Health Department

COLUSA COUNTY CUPA:

\* Environmental Health Dept.

CONTRA COSTA COUNTY CUPA:

\* Hazardous Materials Program

DEL NORTE COUNTY CUPA:

\* Department of Health and Social Services

EL DORADO COUNTY CUPAS:

\* County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)

\* County of El Dorado EMD Tahoe Division (Only updated by agency annually)

FRESNO COUNTY CUPA:

\* Haz. Mat and Solid Waste Programs

GLENN COUNTY CUPA:

\* Air Pollution Control District

HUMBOLDT COUNTY CUPA:

\* Environmental Health Division

IMPERIAL COUNTY CUPA:

\* Department of Planning and Building

INYO COUNTY CUPA:

\* Environmental Health Department

KERN COUNTY CUPA:

\* County of Kern Environmental Health Department

\* City of Bakersfield Fire Department

KINGS COUNTY CUPA:

\* Environmental Health Services

LAKE COUNTY CUPA:

\* Division of Environmental Health

LASSEN COUNTY CUPA:

\* Department of Agriculture

LOS ANGELES COUNTY CUPAS:

\* County of Los Angeles Fire Department CUPA Data as maintained by the Los Angeles County Department of Public Works

\* County of Los Angeles Environmental Programs Division

\* Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles, Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon

MADERA COUNTY CUPA:

\* Environmental Health Department

MARIN COUNTY CUPA:

\* County of Marin Office of Waste Management

\* City of San Rafael Fire Department

MARIPOSA COUNTY CUPA:

\* Health Department

MENDOCINO COUNTY CUPA:

\* Environmental Health Department

MERCED COUNTY CUPA:

- \* Division of Environmental Health

MODOC COUNTY CUPA:

- \* Department of Agriculture

MONO COUNTY CUPA:

- \* Health Department

MONTEREY COUNTY CUPA:

- \* Environmental Health Division

NAPA COUNTY CUPA:

- \* Hazardous Materials Section

NEVADA COUNTY CUPA:

- \* Environmental Health Department

ORANGE COUNTY CUPAS:

- \* County of Orange Environmental Health Department
- \* Cities of Anaheim, Fullerton, Orange, Santa Ana
- \* County of Orange Environmental Health Department

PLACER COUNTY CUPAS:

- \* County of Placer Division of Environmental Health Field Office
- \* Tahoe City
- \* City of Roseville Roseville Fire Department

PLUMAS COUNTY CUPA:

- \* Environmental Health Department

RIVERSIDE COUNTY CUPA:

- \* Environmental Health Department

SACRAMENTO COUNTY CUPA:

- \* County Environmental Mgmt Dept, Haz. Mat. Div.

SAN BENITO COUNTY CUPA:

- \* City of Hollister Environmental Service Department

SAN BERNARDINO COUNTY CUPAS:

- \* County of San Bernardino Fire Department, Haz. Mat. Div.
- \* City of Hesperia Hesperia Fire Prevention Department
- \* City of Victorville Victorville Fire Department

SAN DIEGO COUNTY CUPA:

- \* The San Diego County Dept. of Environmental Health HE 17/58

SAN FRANCISCO COUNTY CUPA:

- \* Department of Public Health

SAN JOAQUIN COUNTY CUPA:

- \* Environmental Health Division

SAN LUIS OBISPO COUNTY CUPAS:

- \* County of San Luis Obispo Environmental Health Division
- \* City of San Luis Obispo City Fire Department

SAN MATEO COUNTY CUPA:

- \* Environmental Health Department

SANTA BARBARA COUNTY CUPA:

\* County Fire Dept Protective Services Division

**SANTA CLARA COUNTY CUPAS:**

\* County of Santa Clara Hazardous Materials Compliance Division

\* Santa Clara County Central Fire Protection District (Covers Campbell, Cupertino, Los Gatos, & Morgan Hill)

\* Cities of Gilroy, Milpitas, Mountain View, Palo Alto, San Jose Fire, Santa Clara, Sunnyvale

**SANTA CRUZ COUNTY CUPA:**

\* Environmental Health Department

**SHASTA COUNTY CUPA:**

\* Environmental Health Department

**SIERRA COUNTY CUPA:**

\* Health Department

**SISKIYOU COUNTY CUPA:**

\* Environmental Health Department

**SONOMA COUNTY CUPAS:**

\* County of Sonoma Department Of Environmental Health

\* Cities of Healdsburg / Sebastopol, Petaluma, Santa Rosa

**STANISLAUS COUNTY CUPA:**

\* Department of Environmental Resources Haz. Mat. Division

**SUTTER COUNTY CUPA:**

\* Department of Agriculture

**TEHAMA COUNTY CUPA:**

\* Department of Environmental Health

**TRINITY COUNTY CUPA:**

\* Department of Health

**TULARE COUNTY CUPA:**

\* Environmental Health Department

**TUOLUMNE COUNTY CUPA:**

\* Environmental Health

**VENTURA COUNTY CUPAS:**

\* County of Ventura Environmental Health Division

\* Cities of Oxnard, Ventura

**YOLO COUNTY CUPA:**

\* Environmental Health Department

**YUBA COUNTY CUPA:**

\* Yuba County of Emergency Services

Updated quarterly/annually/when available

State/Tribal IC: CA EPA The California EPA Department of Toxic Substances Control.Phone:(916) 255-3745

Updated Updated quarterly/annually/when available

State/Tribal VCP: CA EPA The California EPA Department of Toxic Substances Control.Phone:(916) 255-3745

Updated Updated quarterly/annually/when available

State Permits: CA EPA/COUNTY The San Diego County Depart. Of Environmental Health Phone:(619) 338-2211 San Bernardino County Fire Department Phone:(909) 387-3080

Updated quarterly/when available

State Other: CA EPA/COUNTY The CAL EPA, Depart. Of Toxic Substances Control Phone: (916) 323-3400 The Los Angeles County Hazardous Materials Division Phone: (323) 890-7806 Orange County Environmental Health Agency Phone: (714) 834-3536 Riverside County Department of Environmental Health, Hazardous Materials Management Division Phone:(951) 358-5055 Sacramento County Environmental Management Department Phone: (916) 875-8550

Updated quarterly/when available

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

State/Tribal HW: CA EPA CAL EPA, Department of Toxic Substances Control Phone:(916) 255-087

Updated annually/when available

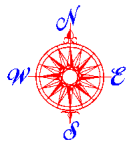


***Environmental FirstSearch***  
***Street Name Report for Streets within .25 Mile(s) of Target Property***

**Target Property:** 9193 BLACK STAR CANYON ROAD  
SILVERADO CA 92676

**JOB:** PA100028

<b>Street Name</b>	<b>Dist/Dir</b>	<b>Street Name</b>	<b>Dist/Dir</b>
Black Star Canyon Rd	0.11 SE		



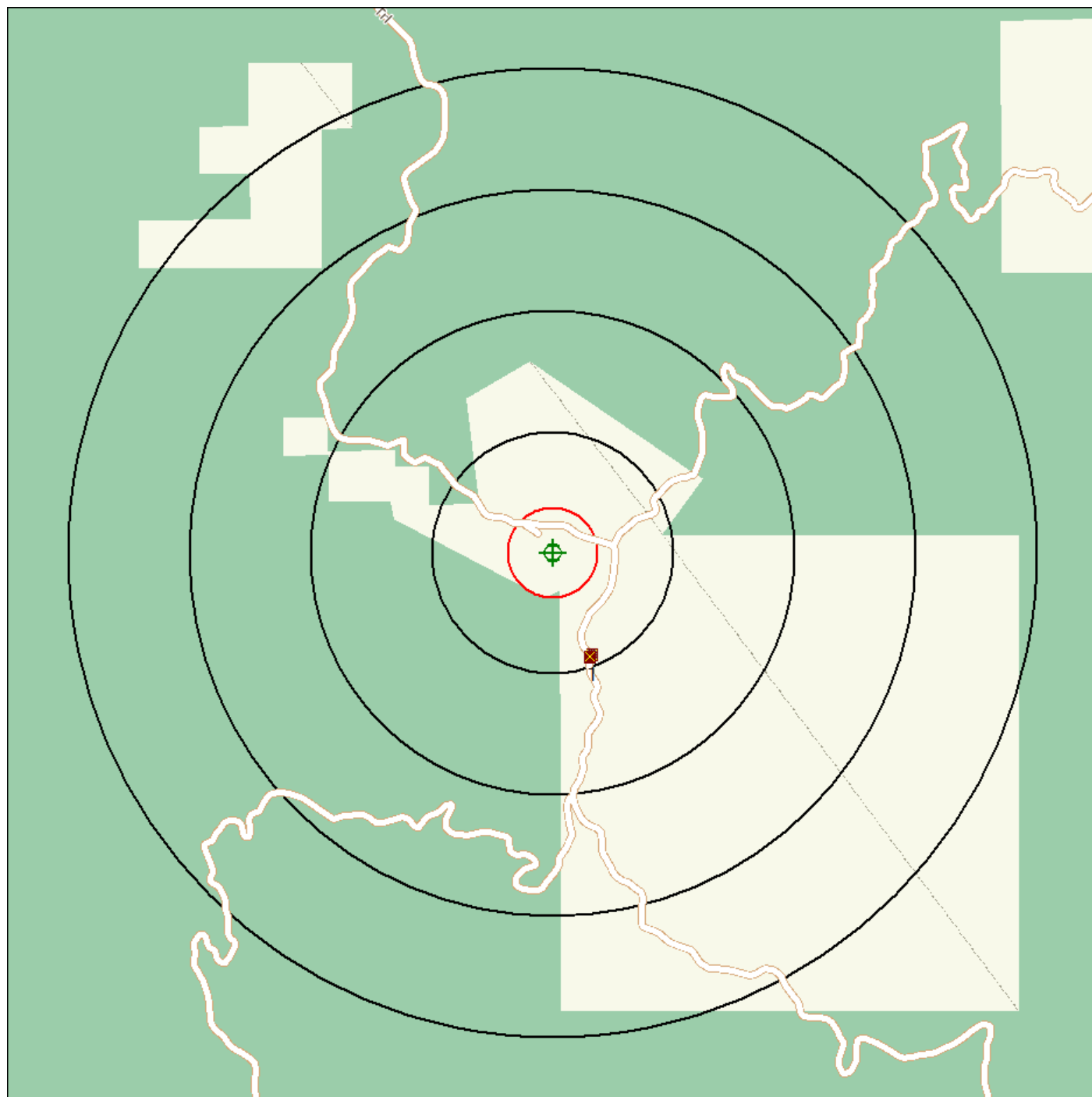
# Environmental FirstSearch

1 Mile Radius

Single Map:



9193 BLACK STAR CANYON ROAD, SILVERADO CA 92676



Source: Tele Atlas

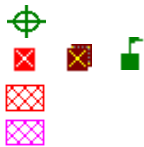
Target Site (Latitude: 33.828795 Longitude: -117.640039) .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





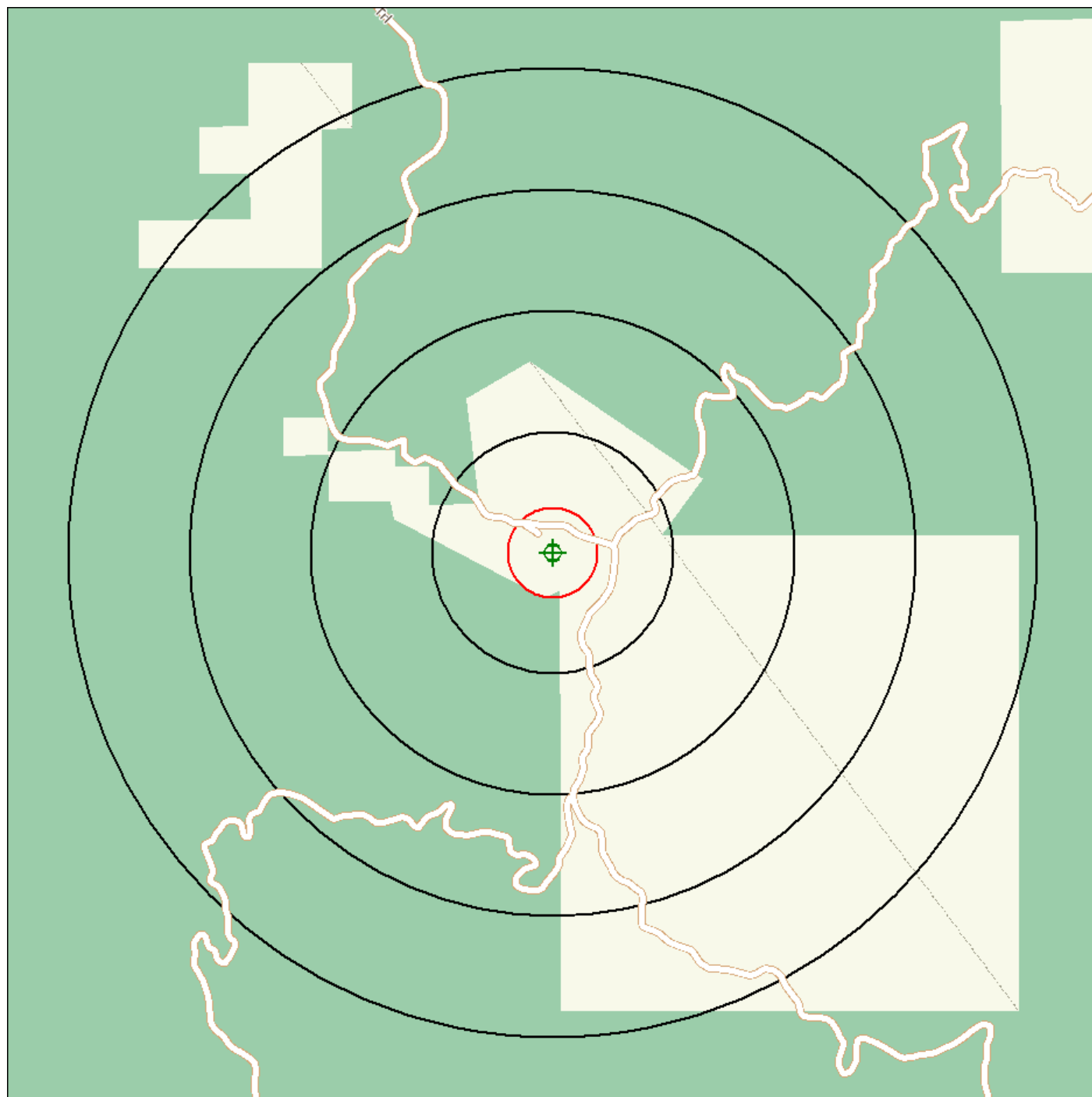
# Environmental FirstSearch

1 Mile Radius

ASTM-05: NPL, RCRA COR, STATE



9193 BLACK STAR CANYON ROAD, SILVERADO CA 92676



Source: Tele Atlas

Target Site (Latitude: 33.828795 Longitude: -117.640039) .....

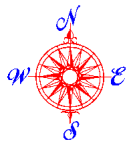
Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





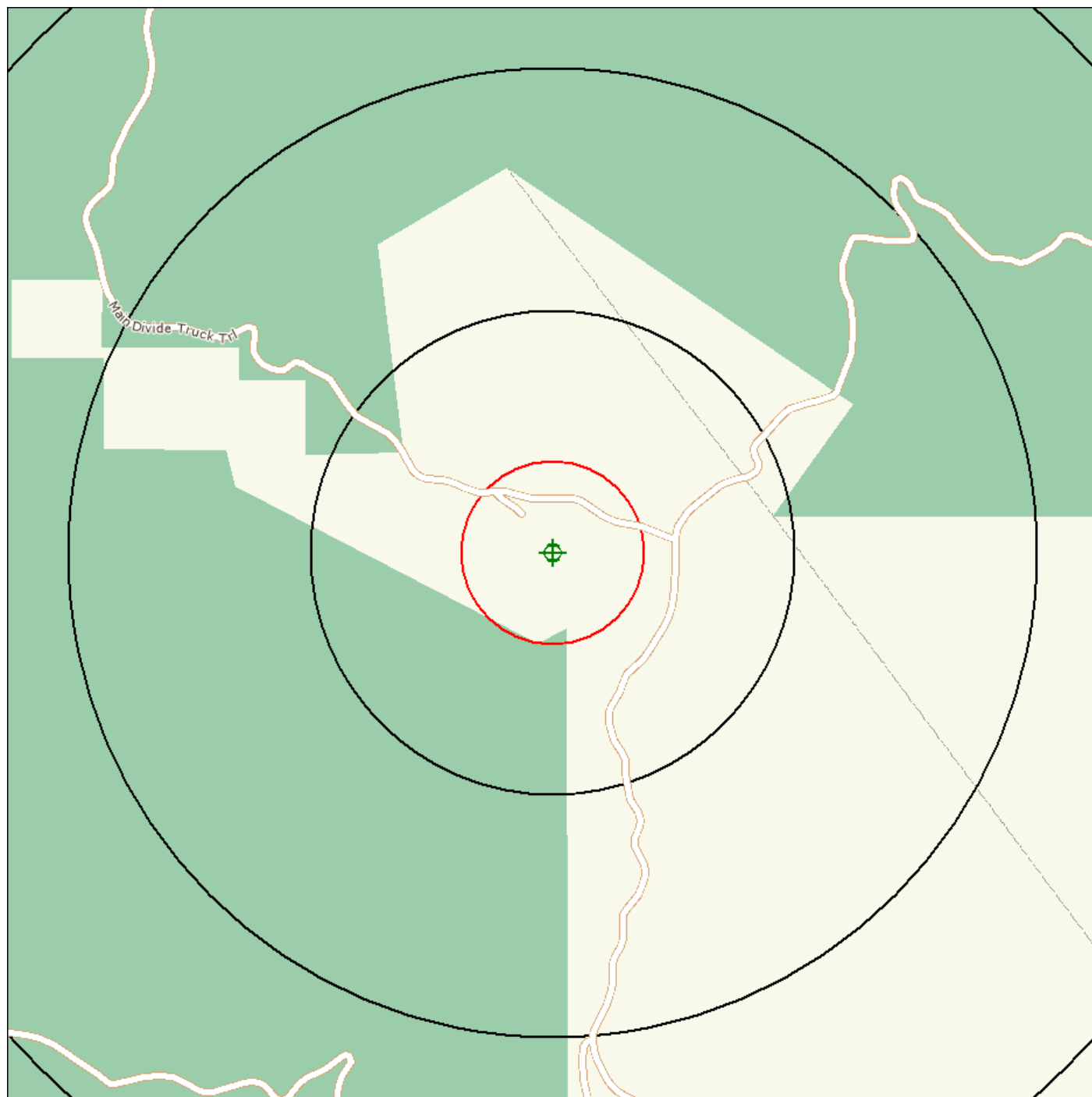
# Environmental FirstSearch

.5 Mile Radius

ASTM-05: Multiple Databases



9193 BLACK STAR CANYON ROAD, SILVERADO CA 92676



Source: Tele Atlas

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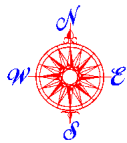
Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





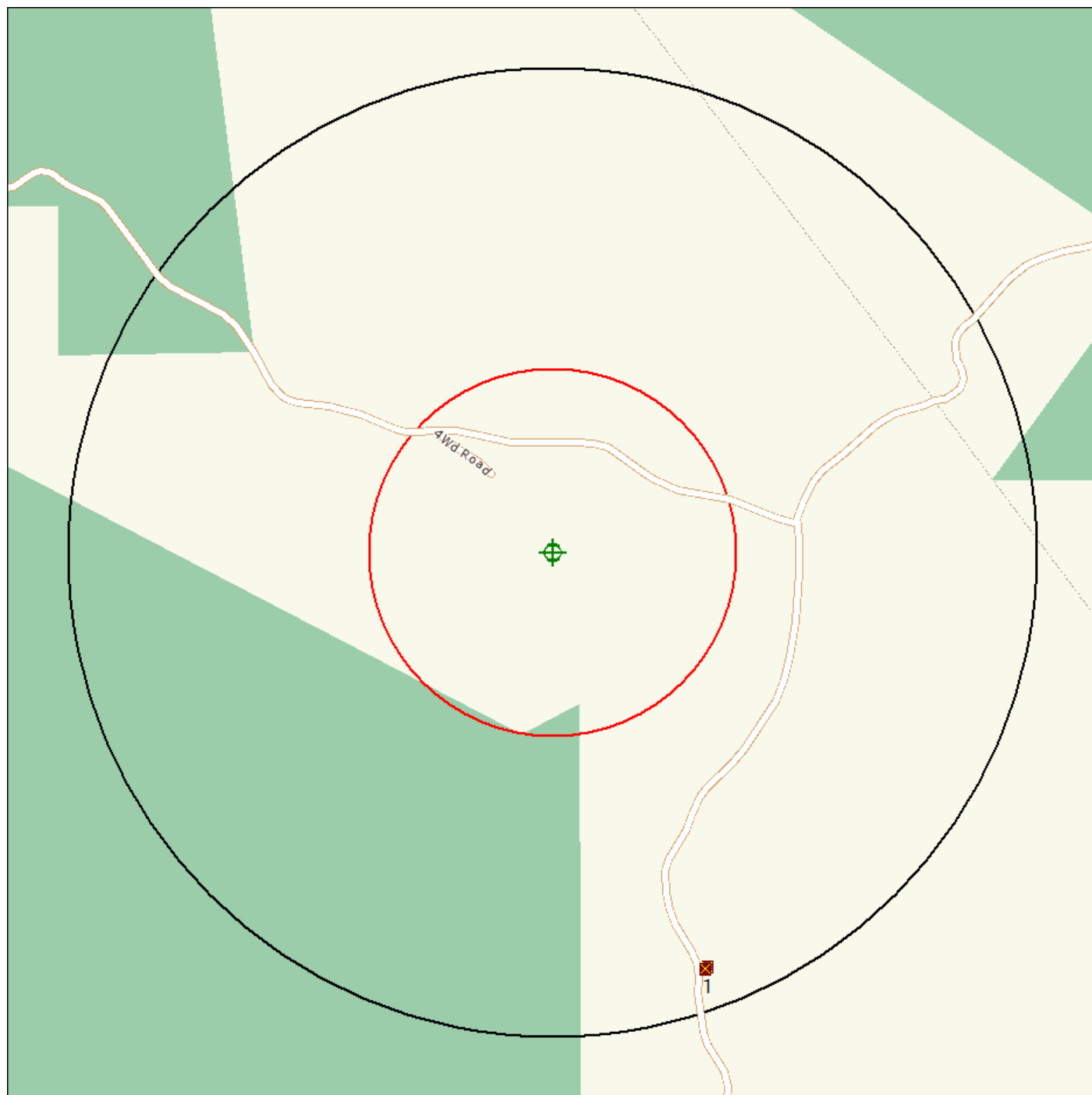
# Environmental FirstSearch

.25 Mile Radius

ASTM-05: RCRAGEN, UST, OTHER, FEDIC/EC



9193 BLACK STAR CANYON ROAD, SILVERADO CA 92676



Source: Tele Atlas

Target Site (Latitude: 33.828795 Longitude: -117.640039) .....

Identified Site, Multiple Sites, Receptor .....

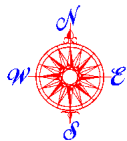
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius







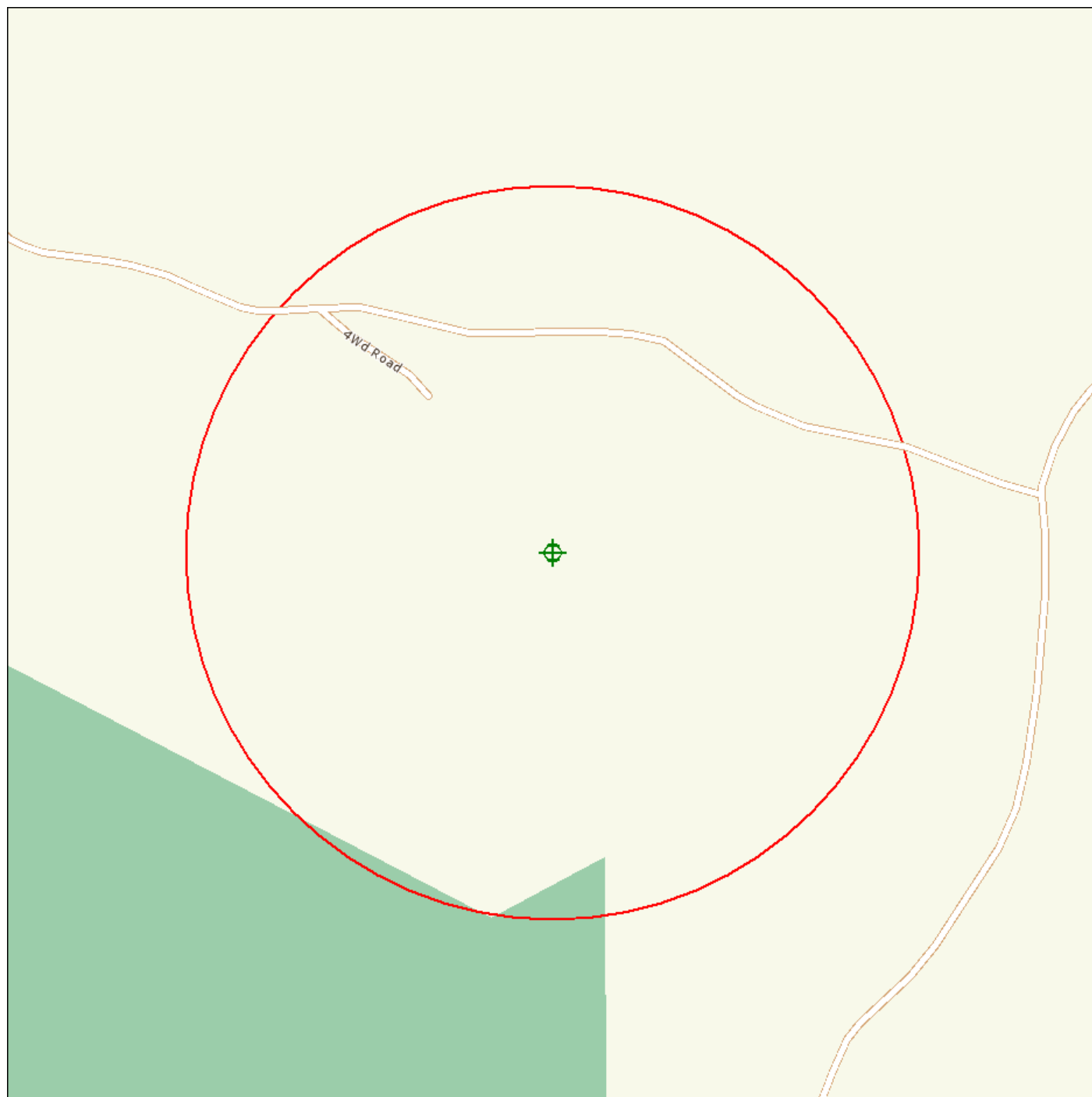
# Environmental FirstSearch

.12 Mile Radius

ASTM-05: Multiple Databases



9193 BLACK STAR CANYON ROAD, SILVERADO CA 92676



## Source: Tele Atlas

Target Site (Latitude: 33.828795 Longitude: -117.640039) .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





# Site Location Map

Topo : 0.75 Mile Radius

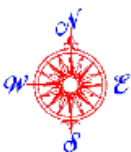
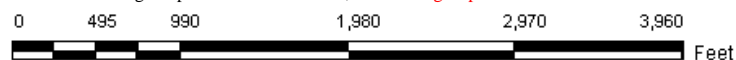


9193 BLACK STAR CANYON ROAD, SILVERADO CA 92676



SOURCE: SCANNED USGS TOPOGRAPHIC QUADRANGLES  
SCANNED BY MAPTECH AND USGS  
DISTRIBUTED AUGUST, 2005.

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



Data Supplied by:



Prepared by FirstSearch Technology Corporation

Map Name: BLACK STAR CANYON  
Map Reference Code: 33117-G6-TF-024

Date Created: 1997--  
Contour Interval: 20 feet

Date Revised: None--  
Elevation:

JOB NO.

FIGURE NO.

1

# **APPENDIX C**

## **Site Contact Questionnaire**

**CONFIDENTIAL PROPERTY BACKGROUND INFORMATION QUESTIONNAIRE  
FOR  
PROPERTY OWNER, OCCUPANT, OR REPRESENTATIVE**

**PLEASE ANSWER TO THE BEST OF YOUR KNOWLEDGE**

- 1) Describe the current uses of the Property. How long has the Property been used for these purposes, and how long have you or your company occupied the Property?

**The property is currently raw land and does not have any current uses other than  
unlawful off-road activity, shooting and "parties."**

- 2) Describe the past uses, owners, and operators of the Property.

**The upper (northern) parcel was, from the 1970s through the mid-1990s, used as the  
ham radio station of Dr. Robert Roaney (K6RR). The building at the top of the hill was  
his "hamshack" and the numerous creosote towers on the property were his antenna  
supports. In the early 1990s, the lower parcel was used as an AM radio station tower site.**

- 3) What is the total acreage of the Property and the age of the existing on-site structures?

**27.20 acres. The existing structure ruins date to the 1970s.**

- 4) Utilities, including electricity, natural gas, water, sewer, and trash removal, are provided to the Property by which utility agencies/companies?

Water **None**

Sewer **None**

Electricity **480-volt three-phase power will be provided by underground feeder by SCE**

Natural Gas **None**

Trash **None**



- 5) Have the Property or adjoining properties been used for industrial activities including the following?  
*Please note that an adjoining property is a property that is next to your Property, even if it is across the street.*  
☐ Yes ☒ No ☐ Unknown

<input type="checkbox"/> Gasoline Station	<input type="checkbox"/> Motor Repair Facility
<input type="checkbox"/> Printing Facility	<input type="checkbox"/> Dry Cleaners
<input type="checkbox"/> Metal Plating mfg.	<input type="checkbox"/> Junkyard
<input type="checkbox"/> Landfill	<input type="checkbox"/> Waste Treatment, Storage, Disposal, or Recycling Facility

Describe other industrial activities, if any. **None**

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- 6) Have hazardous substances, petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or other waste materials been dumped above ground, buried, or burned on the Property?  
☐ Yes ☒ No ☐ Unknown
- 7) Have any of the following items been stored on the Property in containers greater than 5 gallons?  
Paint ☐ Yes ☒ No ☐ Unknown  
Chemicals ☐ Yes ☒ No ☐ Unknown  
Pesticides ☐ Yes ☒ No ☐ Unknown
- 8) Have hazardous substances or petroleum products been stored on the Property or transferred across the Property in pipelines, either above or below ground?  
☒ Yes ☐ No ☐ Unknown
- 9) Have 55 gallon drums or sacks of chemicals been stored on the Property?  
☐ Yes ☒ No ☐ Unknown
- 10) Has fill dirt been brought onto the Property from an offsite source?  
☐ Yes ☒ No ☐ Unknown
- 11) Is there evidence that the fill dirt in Question 10 may be contaminated?  
☒ Does Not Apply ☐ Yes ☐ No ☐ Unknown
- 12) Are there currently any pits, ponds, or lagoons on the Property?  
☐ Yes ☒ No ☐ Unknown
- 13) Have any pits, ponds, or lagoons previously existed at the Property?  
☐ Does Not Apply ☐ Yes ☒ No ☐ Unknown
- 14) Are there currently areas on the Property with stained soil?  
☐ Yes ☒ No ☐ Unknown
- 15) Have stained soils previously existed on the Property?  
☐ Yes ☐ No ☒ Unknown
- 16) Do underground or above-ground storage tanks exist, or have they existed previously, on the Property?  
☒ Yes ☐ No ☐ Unknown



- 17) Do fill pipes, vent pipes, or access ways indicating the presence of underground storage tanks exist on the Property? ☐ Yes ☒ No ☐ Unknown
- 18) Have fill pipes or vent pipes which may indicate the presence of an underground storage tank been removed from the Property? ☐ Yes ☐ No ☒ Unknown
- 19) Are floor drains stained with anything other than water in any area on the Property? ☒ Does Not Apply ☐ Yes ☐ No ☐ Unknown
- 20) Do floor drains on the Property emit any foul odors? ☒ Does Not Apply ☐ Yes ☐ No ☐ Unknown
- 21) Is the Property served by a private well or non-public water supply system? ☐ Yes ☒ No ☐ Unknown
- 22) Are contaminants known to exist in any private well or non-public water supply system serving the Property? ☒ Does Not Apply ☐ Yes ☐ No ☐ Unknown
- 23) Are there any environmental liens against the Property that are filed or recorded under federal, tribal, state, or local law? ☐ Yes ☒ No ☐ Unknown
- 24) Have environmental violations or citations associated with activities conducted on the Property been issued? ☐ Yes ☒ No ☐ Unknown
- 25) Has the Property been included in other environmental assessments? ☒ Yes ☐ No ☐ Unknown
- 26) Have other environmental assessments identified hazardous substances or petroleum products that exist, or may have existed on the Property? ☐ Does Not Apply ☒ Yes ☐ No ☐ Unknown
- 27) Are there any pending law suits that involve the release or threatened release of hazardous substances associated with the Property? ☐ Yes ☒ No ☐ Unknown
- 28) Does the Property discharge wastewater, other than domestic wastewater or storm water, into the sewer? ☐ Yes ☒ No ☐ Unknown
- 29) Other than permission for domestic hookup, have any city, county, or local permits for wastewater discharge been issued for the Property? ☐ Yes ☒ No ☐ Unknown
- 30) Does a septic tank exist, or has one existed previously at the Property? ☐ Yes ☐ No ☒ Unknown
- 31) Do cesspools or cisterns currently exist on the Property? ☐ Yes ☒ No ☐ Unknown

- 32) Have cesspools or cisterns previously existed on the Property?  
☐ Yes ☐ No ☒ Unknown
- 33) Other than storm water, does the Property discharge waste water onto a neighboring Property?  
☐ Yes ☒ No ☐ Unknown
- 34) Is there a transformer or capacitor that may contain PCBs on the Property?  
☐ Yes ☒ No ☐ Unknown
- 35) Is there any hydraulic equipment such as automobile lifts or elevators on the Property?  
☐ Yes ☒ No ☐ Unknown
- 36) Are PCBs contained in hydraulic oil associated with hydraulic equipment located on the Property?  
☒ Does Not Apply ☐ Yes ☐ No ☐ Unknown
- 37) Has an asbestos and/or lead-based paint survey been conducted at the Property?  
☐ Yes ☐ No ☒ Unknown
- 38) Have pesticides, herbicides, or insecticides been applied on the Property?  
☐ Yes ☐ No ☒ Unknown
- 39) Are you aware of any activity and land use limitations, such as engineering controls, land use restrictions, or institutional controls that are in place at the Property and/or have been filed or recorded in a registry under federal, tribal, state, or local law?  
☐ Yes ☒ No
- 40) Do you have any specialized knowledge or experience related to any industrial use of the Property, including the knowledge of the chemicals and processes used by this type of business?  
☐ Yes ☒ No ☐ Not Applicable
- 41) Based on your knowledge or experience related to the Property, are there any obvious indicators that point to the presence or likely presence of contamination at the Property?  
☐ Yes ☒ No
- 42) If the purchase price of the Property was below fair market value, did this occur because contamination was/is known or believed to be present at the Property?  
☐ Yes ☐ No ☒ Not Applicable

**QUESTIONS 43 AND 44 ON THE NEXT PAGE ARE FOR REPRESENTATIVE OF ALREADY EXISTING WIRELESS CARRIER (FOR CO-LOCATION SITES ONLY)**

- 43) What year (or years) were the existing wireless communications sites (if any) constructed on the Property?  
1989 - 1995 or thereabouts
- 44) To the best of your knowledge, have there ever been any environmental issues, such as spills or releases of hazardous substances, associated with the existing wireless communications sites?  
☐ Yes ☒ No ☐ Not Applicable

W.C. Alexander  
NAME (IN PRINT)

04/21/2011  
DATE

  
SIGNATURE

PROPERTY ADDRESS: **9193 Black Star Canyon Road, Santiago Canyon, CA**

☐ OWNER ☐ OCCUPANT ☒ OWNER REPRESENTATIVE

WIRELESS SITE ID # : **N/A**